TURNBERRY RIDGE HOMEOWNERS BOARD MEETING
November 3, 2026

Present:

Morene Christman, President
George Vargas, Vice President
Erik Johnson, Treasurer
Kiersten Alexander, Secretary
Scott Harden, Board Member
Steve McDowell, Board Member

1. **Treasurers report: Eric Johnson**
   - A detailed treasurer's report is below.
   - The annual state report is due by December 1st – Steve McDowell submits this report.
   - The State Farm annual premium bill was paid earlier this fall.
   - The website annual bill is due in January 2027.

Turnberry Ridge HOA Treasurer's report for 2026 November

Certificate of Deposit account	
3.9% APY, 11-mo. CD matures on 2027/06/05	$46,576.65
Checking account	
Starting balance at 2026/10/06:	$25,099.28
Credits	
10 dues	$2,400.00
three late fees and $25 for 2027	$100.00
$75 from 1101 Waters Edge owner	$75.00
Total credits	*$2,575.00*
Expenses	
Ameren	$299.61
water	$173.29
Total expenses	*$472.90*
Ending balance at 2026/11/03:	$27,201.38
Accounts total	**$73,778.03**

2. **Dues**: **Steve McDowell**
   - Steve reported that 10 more homeowners have paid 2026-2027 dues and three homeowners paid the late fees. There are 8 homeowners with outstanding dues currently. Steve will send out letters of notification and if homeowners don't pay a

late fee of $25 will be assessed after 30 days, then another $25 fee will be assessed after 60 days.

- Two homeowners are in the fourth year of delinquent HOA dues. The delinquent homeowners will have fees assessed at closing if/when they sell their homes.
- Steve continues to send letters and try and collect the dues from these homeowners.
- The idea of filing a claim with small claims court was discussed to collect on two homes that owed for numerous years. The cost is a $75 filing fee in addition to legal fees. George Vargas was able to give his legal assessment and recommended using a law firm as there are many steps and legal matters to maneuver. George thought that it would cost around $2500 per case to file. The total cost could run upwards of $5000, so the board decided it was not worth pursuing at this time.

3. **Grounds Report**: **Scott Harden**
   - The ramp work in the neighborhood is close to being complete. The repaving of the roads was supposed to be completed by now, but we haven't heard from the city on a new timeline for completion.
   - Solomon agreed to come down to $800 a month to match a lower mowing bid, the board agreed that this was acceptable and that he would stay on as the HOA groundkeeper.
   - TCI winterized and turned off the sprinkler system.
   - Scott turned off the aeration system for the winter. When it is turned back on in March, he will replace the filters.
   - The ponds will be stocked with Sunfish and Bluegill in the Spring. Morene will place the order by March 1st.

4. **Crime Report: George Vargus**
   - No new business

5. **Communication: Scott Harden**
   - The website platform is no longer supported so we have to update the platform for a one-time fee of $700.
   - The board will send out a reminder about fall pickup. The first pickup for our subdivision is Friday, November 6th.

Next Meeting – March 2027