

The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern and dynamic feel. The shapes are primarily triangular and polygonal, with some areas appearing more translucent than others.

Timber Ridge of Clermont County Homeowners Association

2025 Annual Meeting Recap

Current Board of Directors

- ▶ President: Anita Crowder
- ▶ Vice President: Ryan Wesseling
- ▶ Treasurer: Bernie Kainec
- ▶ Secretary: Jennifer Sizemore

Quorum Requirement

- ▶ Quorum of 51% (105 Members) was met with 135 Members being present in person or by proxy.

Board of Directors Election

- ▶ Two Board seats were up for election, by secret written ballot. Two nominations were received prior to the annual meeting.
- ▶ The nominees are Susan Hunt and Elizabeth Johnson.
- ▶ Both nominees were elected to the Board of Directors.

Vote to Approve the Amended Bylaws

- ▶ The motion to amend the Bylaws was approved. 132 in favor, 1 against, 2 non-votes.

HOA Website

www.timberridgeloveland.org

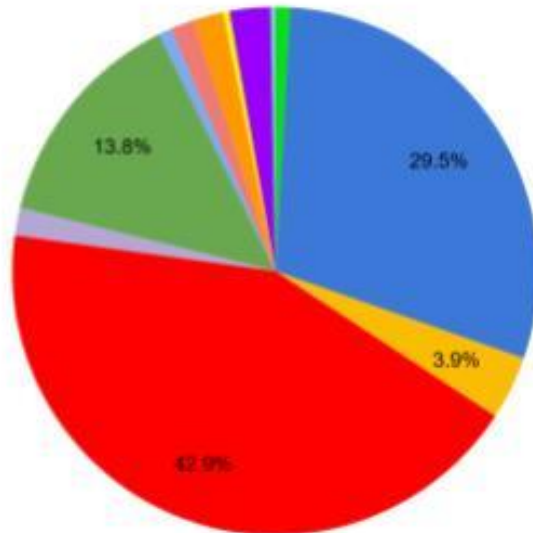


Treasurer's Report

FY25 Fiscal Year - Q1 to Q3 Results

- Cash basis accounting
- Recurring vs Non-recurring items
- FY25 Q4 Results - To be posted on the website
- FY26 Budget - ORC Reserve Requirement
- FY26 Invoices to be sent in December

Electric
Grounds Maint.
Insurance
Legal - Feb 25 Election and Board Transition
Legal - CORs
Legal - All other
Meetings and Social Events
Office Supplies & Printing
Postage
Website
Unofficial Website
Taxes - HOA Property



Income VS Expenses FY25 1/1/2025 - 9/30/2025

Annual Meeting Report for 10/4/2025

Checking Balance as of 1/1/2025 \$ 80,351.51

INCOME*

HOA annual assessments (Collected in FY25) \$ 3,305.01
TOTAL INCOME \$ 3,305.01

*Total collected FY25 assessments (collected in FY24 and FY25) \$ 22,400.00

EXPENSES

Electric \$ 304.54
Grounds Maint. \$ 9,930.38
Insurance \$ 1,312.00
Legal - Feb 25 Election and Board Transition \$ 14,472.16
Legal - Code of Regulation Updates \$ 569.50
Legal - All other legal \$ 4,664.77
Meetings and Social Events \$ 266.62
Office Supplies & Printing \$ 500.09
Postage & USPS P.O. Box \$ 621.77
Website \$ 127.18
Unofficial Website \$ 848.70
Taxes - HOA Property \$ 98.87

TOTAL EXPENSES \$ 33,716.58

Checking Balance as of 9/30/2025 \$ 49,939.94

2026 Annual Assessments

- ▶ An invoice will be mailed to every Member after the start of the fiscal year. It will include a remittance slip.
- ▶ Documentation supporting the operating budget and reserve study will be included to help every Member understand how the 2026 assessment was calculated.
- ▶ The due date for the 2026 assessment is TBD.
- ▶ Check, cash, or money orders accepted.

Raffle

- ▶ Free 2026 assessment was awarded to the Member with ticket #7738