

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–March 11, 2013 Meeting**

The March 11, 2013 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, Brian Kett, Rene' St. Paul, Sara Montjoy, Patrick Klause & David Goff. Jim Hoskins via teleconference.

ABSENT: Sean Anthony, Rimmer Covington, - Proxy for all board actions given to Kim LaRosa.

ALSO PRESENT: T. Velardi, TRPOA Staff

GUESTS: Upon individual request to address the BOD by the candidates for City Alderman the following candidates; Victor Pickich, Anita Giani & Kenny Torgeson were granted a few minutes to introduced themselves to the Board. Each candidate acknowledged the importance of the Timber Ridge Community to the City's culture.

CAMPAIGN SIGNS – The Board acknowledged that although campaign signs are not a part of the POA sign covenant, campaign signs have previously been displayed during the campaign season. It was the consensus of the Board that campaign signs need to meet the POA standards with respect to the size, number and acceptable location(s). No signs will be allowed on POA property or on any right of way. Under these parameters campaign signs will be allowed during the campaign season, as identified from the final qualifying date through Election Day.

OLD BUSINESS –

Minutes - Motion to approve the minutes were made by David Goff, second by Brian Kett. Motion carried 9-0.

Golf Carts Golf Cart use on Timber Ridge Streets.
Brian Kett reported that he met with the Mayor and was nofrmed that the bill passed the house 122-0. The bill will be addressed by the Senate in the next week or so. Once approved, Mayor McDermott said he would assist the Aldermen in moving the process forward.

Security Patrick reported that he is in communication with the Swetman Security guards regularly. The guards continue to alternate schedules and routines while maintaining a visible presence throughout the community. Currently they are making 3-4 rounds per shift. Patrick noted that the scanners used to track the nightly routines would be installed by mid-April. Patrick noted that the PC Police are patrolling more.

Financials – Jim Hoskins reported reviewing the month’s financials and noted that all appeared straight forward.

Covenant Violations –

Brian noted that the perception of many of the Directors and others in the community is that there are several (50...100...150+) property owners who own boats & RV’s who are possibly noncompliant with respect to the covenants. After driving the streets in TR only 15 violations were noted. It was the consensus of the Board to enforce the current covenants as stated. Property owners not in compliance will need to make other arrangements for storing their boats, RV’s and trailers.

Grounds & Maintenance –

Kim noted that the POA maintenance man has been diligently working on and identifying remedies to the many issues facing the POA. Kim acknowledged Steven’s efforts and those of the office staff in supporting and providing assistance in prioritizing the POA needs.

Open item:

Right of Ways -Coordination with the city regarding the City’s schedule and process for maintaining the rights of way is ongoing.

Steven is in communication with public works and to utilize County prisoners to pick up trash before the City comes through and cuts the ROW. Steven will continue to monitor.

TRPOA – Property clean up. Royal Oak – Sycamore St.

It was the consensus of the Board that the POA would lead by example and ensure that the property would be regularly maintained. Steven has received two quotes and currently following up with both contractors to ensure consistency in the scope of work.

Pool – Kim noted that the pool would be open for the Easter weekend & remain open until November 1

Treasure Point – No update

NEW BUSINESS:

Capital Improvements –

Kim reviewed the capital improvements estimating the amount needed for smaller projects was well within the budget. Identified projects include but are not limited to: Driveway for pool bathhouse evacuation; general clean-up of the subdivision; kool decking for the pool, salt generators; tennis court net posts; surveillance signs; installation of additional security cameras; possibly some repairs to

signs at the entrances. The Board noted the cost of needed repairs in several other areas including Treasure Point, all entrances among others.

In order ensure the POA has sufficient revenues to maintain our community owned facilities, and continue to provide the appropriate level of services the Board discussed the need to increase the annual dues.

Motion to increase of the annual dues from \$200 to \$250 was made by Kim LaRosa, Second by Sara Montjoy; Motion carried 9-0.

Covenant Changes -

The Board continued its discussion on the need to review any possible changes to the covenants so they may be properly addressed with the membership prior to the annual meeting.

MEETING ADJOURNED 6:55PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday April 8, 2013 - 5:30PM - PCIGC Banquet Room