

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 9, 2013 Meeting**

The December 9, 2013 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, David Goff, Brian Kett, Patrick Klause, Jim Hoskins & Joey Niolet.

ABSENT: Wendy Webb, Charlie Reymond- Proxy for all board actions given to Kim LaRosa. Gene Rogers.

ALSO PRESENT: T. Velardi, TRPOA Staff

OLD BUSINESS –

Minutes - Motion to approve the minutes was made by David Goff, second by Jim Hoskins. Motion carried 8-0, Gene Rogers - absent.

Financials- November financials 2013
The financials were reviewed. A motion to accept the financials as submitted was made by David Goff, second by Jim Hoskins. Motion carried 8-0, Gene Rogers - absent.

Collections- The POA continues to be successful in court. Abstracts are filled when payment is not received within the 30 days of the cases being adjudicated. Current efforts have been placed on the collections from foreclosures and tax sales. A review of those on payment plans indicates most are current. Those who have fallen behind have been contacted; those who have not made any payments will be scheduled for court.

Covenants - David noted he reviewed the existing covenants and has drafted an updated version incorporating relevant material and current practices. David noted that a draft of the by-laws would be presented at the next Board meeting. David asked everyone to review and suggested a special meeting for the sole purpose of focusing on the covenants and by-laws. A tentative date for the special meeting will be 1- 2 weeks following the January Board meeting.
The Board reviewed the process in which to communicate the revised covenants and bylaws with the general membership prior to the annual meeting.
Copies of the drafted covenants will be sent to the Board members not in attendance.

Violations – Overall the subdivision is looking pretty good. The boat & trailer on Teacher’s Turn has been removed, however the boat/trailer on Poplar Point remains an issue. Steven contacted the police department and was asked if it was on private property. The officer indicated that the POA would need to request the removal of the boat but if the owner’s refused to pay for the towing the POA could be responsible. The property in question is not legally deeded to any entity. The assumption is that the streets, with a 25’ easement from the center of the roads are managed / maintained by the City, hence the cul-de-sac is owned by the City. The POA will ask Alderman Pickich for assistance.

Security Patrick noted that it has been quite, no incidences to report. Regular communication with Swetman is ongoing. Security cameras for the entrances are currently on hold and will be addressed once the infrastructure is completed.

Installation of the uninterrupted power sources (UPS) for the existing cameras is pending.

Grounds & Maintenance –

In Steven's absence Kim gave a brief overview of the progress and activities.

Kim shared with the Board photos of the barbecue grills and the newly constructed enclosure at the pool. The Covering was necessary to protect the electronic & mechanical aspects of the pumps. It offers space to neatly store chairs & other pool equipment. Steven is working on a shower with an automatic shut off for the pool.

3 new Barbecue grills have been installed at each of the pavilions. The broken concrete benches will be removed and at this time there are no plans to replace them.

Christmas wreaths were redone after last year's season and have been placed at each of the entrances.

The replacement of the burned out lights at the tennis courts will be addressed in the near future.

The gate at Treasure Point was sticking due to moisture on the lens of the card readers.

Treasure Point –

Kim noted that the POA is moving ahead with getting DMR permits to repairs sections of the bulkhead.

City - Joey noted that the City was hosting a workshop on Tuesday, December 17 regarding the flood maps and proposed insurance increases.

PCI - Brian noted that PCI-GC Board is in the process of exploring additional ways to make the golf club more attractive to the POA residents. Among the possibilities is a social membership.

Discussion followed as to appropriate measures the POA Board could consider with regards to the POA Charter. Acknowledging that the golf course supports site value of the adjacent properties the consensus of the POA Board is to support the PCI efforts to promote a social membership. The Board will entertain a formal request by PCI to promote an optional social membership to coincide with the annual billing.

Member Survey – Kim asked each of the Board members to indicate their preference on how their contact information will be presented in the directory.

TR Holiday Party –

Kim noted the date and time of the holiday party and the collection of toys for children in need. The party is being held as a joint venture with the PCI Golf Club. Toys will be distributed through the PC Rotary Club.

MEETING ADJOURNED 6:15PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday January 13, 2014 – 5:30PM – PCIGC Banquet Room