

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-September 8, 2014 Meeting**

The September 8, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

**PRESENT:** Kim LaRosa, Brian Kett, Kim Reinike, Joey Niolet, Cary Trapani & Charlie Reymond

**ABSENT:** David Goff-proxy to Kim LaRosa, Jim Hoskins & Gene Rogers

**ALSO PRESENT:** T. Velardi, M. Dienes, S. Hammons - POA Staff

**OLD BUSINESS -**

**Minutes -** Motion to approve the August 2014 minutes was made by Cary Trapani, second by Joey Niolet and approved – 7-0. J. Hoskins and G. Rodgers absent.

**Financials-** Brian Kett reviewed the financials with the Board noting they are consistent for this time of the year.  
Motion to approve the financials for August was made by Cary Trapani, second by Brian Kett and approved 7-0. J. Hoskins and G. Rodgers absent.

**Collections-** Kim reviewed the collection report noting that collections for the 2014-15 annual dues are consistent with the 2013-14 billing. Kim noted that 15 properties transferred in the last month indicating a significant increase from previous months and the prior year. Terie noted that only one of the transfers was related to a foreclosed property.

**Covenants - Violations** – Misty reported for the covenant compliance committee for August activity. Thirty one (31) letters were sent out - 19 for lot maintenance and 12 for improper vehicle storage. Last month two property owners were cited for constructing lifts to the fronts of their homes. One member is working to find a solution that meets the covenants while the other has addressed the Board in writing.  
The Board reviewed specific properties and noted that a letter for an improper fence material had been sent to a property owner only to find that the fence had been installed in 2007, prior to the 2009 covenants going in to effect, resulting in it being grandfathered in. It was noted that if significant damage were to occur from a natural disaster or if the property owner wished to upgrade it the repairs would need to be in compliance with the current covenants.

**Grounds & Maintenance -**

**Steven updated the Board on the status of the many projects.**

**Tennis Court** -Steven noted that the repairs to the sidewalk / walking trail at the tennis court and pool area have been completed. Bids for the different components to the tennis courts are being acquired and reviewed. Steven briefly reviewed the different lighting options noting that the service would be switched from overhead to underground. One option to consider is; MS Powered offered a monthly installment with a seven year contract which includes a warranty and maintenance contract. The project is ongoing and Steven will continue to update the Board on its progress.

**City Streets** -There was a complaint from a property owner about a huge sink hole on TR Blvd. Steven passed the information on to Victor Pickich who indicated someone would look in to it.

**Playground** - Steven noted that the chains to the swings at the playground at TP were replaced under warranty with a rubberized plastic coated chain. Steven continues to make routine inspections of both playgrounds.

**Swimming Pool** – one of the pool filters had a leak and was repaired.

**Security cameras** – 2 additional cameras were added at the pool gate entrance. One offers a clear view of anyone entering the pool and one toward the playground area.

**Treasure Point** – Restroom solution - Steven noted that he has taken the plans from the BWYC that Cary provided and is working with a contractor to assess and adjust the plans to meet our specifications.

**TR-North Entrance** – Easements from the property owner and building permits are being acquired in order begin work.

**Security** Kim Reinike reported that the two youths who were scheduled to pick up debris on the streets this weekend were unable to due to a family illness. Kim noted that he has been in regular contact with the parents indicating they have been very supportive. Kim will follow up with the families in the near future to reschedule.  
Kim continues to communicate with the security guards on issues and conditions surrounding their roles.

**City Up Date** Joey reported that Victor has been encouraging the Mayor to have the paving contractor finish their work in TR.

**PCI -** Brian noted he was in touch with the PCI leadership and asked if there was anything more the POA could do to assist them. PCI responded saying thank you, nothing at this time.

#### **TR Covenant/By-Laws Committee**

Kim reported that she and David would be getting together to review the comments recommendations provided by the committees. Kim indicated the ballot will be formatted so members will have the opportunity to review and vote on the individual sections rather than a carte blanche.

**Newsletter** – Kim LaRosa asked the Board members to submit their articles in as soon as possible.

#### **NEW BUSINESS:**

**Social** Kim reported that Amber Favre is very interested in organizing a Family Fun Day at Treasure Point.

**Pool** The pool will close at the end of October

There being no further business the meeting adjourned at **6:30PM**

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING -** Monday October 13, 2014 – 5:30PM – PCIGC Banquet Room