

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 8, 2014 Meeting**

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

PRESENT: Kim LaRosa, Kim Reinike, Joey Niolet, Gene Rogers & Charlie Reymond

ABSENT: Jim Hoskins, David Goff, Brian Kett & Cary Trapani; Proxies given to Kim LaRosa

ALSO PRESENT: T. Velardi, S. Hammons, T. Wright - POA Staff

OLD BUSINESS –

Minutes - Motion to approve the November 2014 minutes by Joey Niolet, second by Kim Reinike and approved – 9-0.

Financials- Kim reviewed the Year to date financials focusing on areas where the variance from year to date vs prior year numbers existed. Although bulkhead repairs have been accrued since the beginning of the fiscal year the actual work will take place during the winter months when the tides are low.

Motion to approve the year to date financials was made by Joey Niolet, second by Kim Reinike and approved by all.

Collections- The board reviewed the collections report noting that we are in line with last year with respect to collecting current years due while the collection of previous year's dues is slightly greater. Collection of prior years due is primarily due to property sales and/or court cases. The office collected on and handled 3 transfers in November verses 5 from the same time a year ago. The monthly average for 2014 is slightly greater than in 2013.

Terie further reported on court cases and other relevant collections. – Twelve cases are either being litigated or have settled. Two cases are last minute postponements. Of the 12 cases the POA collected 30% of the total amount owed with an additional 25% collected since December 1. A title company failed to collect on the past dues of a recent sale. It was an oversight on their part and Terie is pursuing the collection and does not foresee a problem with the title company.

Covenants - Violations – Trish reported on behalf of the covenant compliance committee for November. 14 letters were sent out; 2 of which included invoices as they were repeat offenders.

Grounds & Maintenance –

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

City Streets – Steven noted that the City continues to keep the ditches and right of ways cleaned and cut.

Treasure Point – Portable Restroom – Steven reported that he has been in contact with the City planner regarding the placement of a cottage and installation of a grinder pump. Steven has met with the City's new code officer, Shade Jeanfreau, and reviewed the POA's interest and will meet with him in the next few days.

Charlie reported that he has secured one bid for the bulkhead repairs and is pursuing one to two more. Steven and Charlie inspected the bulkhead and noted that the northwestern section is severely in need of repair. The low tides are having an adverse effect on the bulkhead.

Tennis Courts – Steven reported that there was a burnt out lug behind the electrical panel that was installed earlier this summer. Although the replacing of the lugs was not part of the original work and this type of incident can occur at any time, the repairs were made by the original contractor at no charge to the POA. Steven also noted that the use of the tennis courts for the past month has been 12+/- times. He also noted that it is used more frequently during the spring, summer and early fall months.

The Board discussed the hours of operation for the tennis courts and the need to post them. The basic rule has been to close them at the same time the pool shuts down, however the Board would like to ascertain whether there is a City wide curfew before posting the hours of operation.

Curbing –The curbing has been installed. Steven reported that prior to installing the asphalt to the exposed area between the curbing and the road a limestone base will need to be installed. The asphalt paving crew, Land Shapers is currently finishing up and is expected to be in the subdivision a few more days. It is still unknown if the paving can occur within this time frame. Only the Board of Alderman can approve the expense. The board voted to approve the installation of the limestone in preparation of the asphalt.

Security

Kim Reinike and Steven addressed a situation with Swetman regarding one of the guards' failure to patrol the subdivision as scheduled. The guard in question has been replaced and routine patrolling has resumed.

Kim reported that he was able to follow-up with the property owner who reported that a lawn mower, ice chest and Halloween decorations had been stolen from their property. . The incidents occurred two and five years ago. Both the lawn mower and ice chest were sitting out at the road. The property owners did not file a police report either time. Kim Reinike and Kim Larosa also noted that a private security service has been soliciting for additional security coverage. Swetman Security is the POA's security/ surveillance service provider. While individual property owners can take additional steps on their own, Timber Ridge has not had any major incidents reported in the past two years. In addition, there is a no solicitation policy in the subdivision. Gene Rogers knows the private security service in question and will follow up with them.

CITY - No report

PCI - No report

TR Covenant/By-Laws Committee

Kim reminded the Board members to review committee recommendations, make their comments and send their responses to her.

NEW BUSINESS:

Dog Park – Joey was approached by some members who asked if the POA would consider having a dog park in the subdivision. The Board agreed to look into the feasibility. Terie will review the subdivision covenants and deeds to see if there are any provisions or restrictions in utilizing one of the POA owned lots. Joey will research costs and any other parameters associated with having a dog park.

There being no further business the meeting adjourned at 6:40PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday January 12, 2015 – 5:30PM – PCIGC Banquet Room