

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-March 9, 2015 Meeting**

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

ABSENT: Jim Hoskins-Proxy given to Kim LaRosa; Gene Rogers

ALSO PRESENT: Terie Velardi, Steven Hammons, - POA Staff
Guest-POA Members, Ken McLaughlin-Basswood Dr. and
Tommy Anderson – Ashwood Dr.

GUEST: **Ken McLaughlin & Tommy Anderson-** Re: City Planning Commission
Hearing - Palmwood Dr.

5:30pm Mr. Anderson, Mr. McLaughlin addressed the BOD regarding the Boards' process and recent decisions regarding issues pertaining to the proposed street vacation at the end of Palmwood Dr.

Mr. Anderson focused on the Boards process and optics of first hiring legal counsel to oppose the proposal, to withdrawing the POA's objection and secondly, to meeting with the applicant and not the other property owners who expressed concerns over the proposal to vacate the City Street. Mr. Anderson expressed that the process lacked transparency and affected property owners were left to speculate the reasons behind the Boards decision not to pursue its objections. Mr. Anderson also noted that the reason offered; *"at the advice of counsel...this is not a POA issue"* was nebulous and led to further frustration among the property owners in the vicinity of Palmwood Dr.

Mr. McLaughlin posited that the results of vacating the portion on Palmwood identified in the preliminary proposal was indeed a POA issue. The plan presented changes the flavor and fabric of the TR community and ultimately having an effect on property values. The private road/easement along the canal is not in keeping of the TR community. Mr. McLaughlin is of the opinion the plan will require the re-subdivision of the properties in to smaller lots - which is addressed in the POA covenants. The vacating of a City Street is supposed to be for the benefit of the community and not private interest. Mr. McLaughlin noted that there is an alternative to the plan presented, yet none was presented and needs to be addressed sooner rather than later.

Vice President, David Goff acknowledged the points emphasized by Mr. Anderson & Mr. McLaughlin, stating the Board has not taken a stance on one side or any side of the issue. The Board voted that the vacating of a City Street is a City issue and that the Board does not have a legal stance on property owned by the City. The process of vacating a City Street is legal as outlined by the State. The process includes an avenue for affected property owners to voice their concerns and objections.

President, Kim LaRosa explained it is not financially prudent to spend any additional POA funds on legal representation on an issue that is not a POA matter but rather a matter between members.

The Directors pointed out that it is not the Board's intent to exclude anyone from this process. Furthermore the board agreed to discuss the points and concerns presented and consider a special meeting on the subject after they moved through the evening's lengthy agenda.

The March 9, 2015 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 6:05pm

OLD BUSINESS -

Minutes - Motion to approve the February 2015 minutes by David Goff, second by Carry Trapani and approved – 8-0; Gene Rogers absent

Board Action – Kim LaRosa reported that in the past month a vote, by e-mail was taken by the Board to purchase a Katrina cottage. The cottage will be converted to be utilized as a bathroom at Treasure Point. Voting in favor of the purchase was; David Goff, Kim Reinike, Charlie Reymond, Joey Niolet, Cary Trapani, Brian Kett and Kim LaRosa. No response from Jim Hoskins or Gene Rodgers.

Financials- Brian reviewed the February financials stating it was a normal month with no abnormal revenues or expenses. Providing the March financials run as anticipated the year-end financials will be at break even.
Motion to approve the February financials was made by Cary Trapani, second by Brian Kett, approved by all present.

Steven and Charlie will offer a plan projecting the repairs over the next few years. Charlie indicated that the bulkhead is the single most expensive manmade item we have. The repairs are good for 15 years and are necessary to protect the POA assets.

Discussion continued on how to best utilize available funds, specifically the certificates of deposit that are in place in the event of emergencies like Katrina. After reviewing the interest rates it was decided that the Association will receive a higher rate by consolidating them in to the higher yield account. The CD's in question mature in March. A motion to cash out the two CD's held by The Peoples Bank and reinvest the funds in the Hancock Bank Investment account was made by Charlie Reymond, second by Kim Reinike and approved 7-0, Gene Rogers absent; Cary Trapani abstaining

Motion to approve the January Financials was made by Brian Kett, second by Cary Trapani and approved 8-0; Gene Rogers absent

Collections- Terie reviewed the collection report noting that collections for the month are similar from a year ago. The POA billed for 7 transfers and collected 8 in February, which balances the previous months billing. Transfers are averaging 7 per month as opposed to 4.5 per month average in the previous year.

Covenants - Violations – Letters continue to be sent out. Property owners are given 30 days to resolve an issue and/or at the very least contact the office when the violation will be rectified. Some folks continue to wait for the POA to send them a letter before they take action. Covenant violations for the month resulted in \$200 for repeat violations. The POA collected \$500 for an abandoned home violation. The condition of property in question is being addressed.

Board Communication – In addition to the property owners expressing concerns over vacating the City Street at the end of Palmwood; quite a few members contacted the office about the City street paving project which had been funded through grants. The Office communicated with the property owners; putting them in contact with Alderman Pickitch. Mr. Pickitch welcomes communication from POA members regarding questions or concerns on City issues. Every communication that comes in to the office is addressed and communicated to the Director who oversees the specific area, or all the Directors.

Grounds & Maintenance –

Treasure Point - Bulkhead repairs are underway. Steven is following up with the contractor regarding the need to have construction fencing up to prohibit access to the construction site. Charlie confirmed that he too spoke with the contractor about safety concerns and keeping the construction site clean. The playground will be closed until the bulkhead repairs to the adjacent area are complete. Steven reviewed the plat of Treasure Point and the proposed phases of need repairs that he and Charlie prioritized. Charlie discussed the possibility of adding phase “B” to the work being done on phase “A”. While the equipment is on the premises for phase “A” the POA will save approximately \$9/linear foot.

The portable restroom – Steven reviewed issues surrounding the ADA adaptation of the Katrina cottage. The Board will consider the feasibility of installing a ramp vs an ADA port-a-potty similar to the one at the pool. Communication with the power company is ongoing in order to find the most cost effective measures with respect to the location of the restrooms. Steven will present an itemized budget once all the details are worked out. Anticipated expenses include the costs of a concrete pad, electrical service, plumbing and retrofitting of the cottage.

Waste Stations - For pets. Two at Treasure Point and one by the Tennis Courts have been installed.

City Up-Date - Joey confirmed that Victor has been in touch with a number of POA members about the street paving project. Joey noted after the discussion on Palmwood earlier in the meeting he approached the members in audience and offered assistance in putting them in touch with Alderman Pickich.

Security

Kim Reinike noted a burglary was reported to the office by a member after being informed that it was on Facebook. The member was concerned that it had taken place on their street. Steven communicated with Swetman and Kim contacted the City Police. Neither had any information, however they would increase patrolling in the subdivision. Kim LaRosa noted that she saw the posting on Facebook as well, stating it was taken off Facebook rather quickly.

Kim Reinike asked if the office received any complaints about dogs. Terie responded saying not this past month. Occasionally we receive phone call regarding free roaming dogs. Very often it occurs on the weekends when the part time residents are in town. Kim noted that he has been personally monitoring the area and had not witnessed any dogs running free.

PCI -

Brian reported that the folks who are running the club are putting forth a tremendous effort in to making it work. There are a ton of volunteer hours being utilized by club members. Brian noted that PCI recently held their elections a new board is in place. Cary Trapani was invited to attend their next meeting.

By-laws & Covenants – Kim La Rosa noted that all of the comments made by the Board members and placed it in to the spreadsheet. Kim asked the Board to do a final review and make sure that the explanations accurately reflect the Board’s position. Once reviewed and finalized by the BOD Kim will present the Board’s findings to the committee chairs.

Elections - Cary and the nominating committee reviewed potential nominees. Cary noted that with three open positions the committee needs to recruit a minimum of six nominees.

NEW BUSINESS:

2015-16 Planning – Brian reviewed the capital improvements that remain to be addressed which have been identified as; the restrooms for Treasure Point, bulkhead repairs, TR North signage and possibly the tennis courts. As noted earlier the POA expects to be at break even for the 2014-15 year. Further discussion revolved around the projected revenue and expenses and the annual dues for the 2015-16 year as well as the contingency/emergency funds set aside.

The Board reviewed the need to maintain and improve the POA amenities going forward. It was noted that the urgent need for repairs to the bulkhead was due to lack of maintenance caused by a lack of funding over previous years. Smaller increases to the annual dues over a period of time are more desirable to the membership than the large increase incurred two years back.

A motion to increase the 2015-16 annual dues to \$280 was made and approved by unanimous consent.

Special Meeting – The Board reviewed the Palmwood issue and agreed a special meeting could be useful in getting all of the parties together to review the proposal to vacate the City Street. The directors noted that the meeting would focus on the issues that relate to the POA covenants and by-laws. Cary Trapani and Brian Kett will follow up with Mr. McLaughlin and Anderson.

There being no further business the meeting adjourned at 7:10PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday April 13, 2015 – 5:30PM – PCIGC Banquet Room