

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–November 9, 2015 Meeting**

- PRESENT:** Kim Reinike, Charlie Reymond, Joey Niolet, Cathy Eagan, Cary Trapani Ronnie Sedlak, Ken McLaughlin, Kim LaRosa* via teleconference.
- ABSENT:** Kim LaRosa* proxy to Cary Trapani for all votes other than finical review and Gene Rogers
- ALSO PRESENT:** Terie Velardi, Steven Hammons, Misty Dienes - POA Staff; David Goff from Deutsch Kerrigan & Stiles

The November 9, 2015 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit -

David Goff updated the Board on the law suit noting that all parties have acknowledged and replied to the suit. He informed the Board that the abstract had been completed and that Bay Pointe may have a point to their claim. David noted that while he was uncertain as to the stance that the MS Secretary of State's office would be taking, he referenced the MS Tidelands Act where historically the State has claimed ownership. If it is determined that the State owns Treasure Point they would not want the property but would want to lease it to Timber Ridge.

In order to have a better understanding the Board reviewed the possible scenarios that could take place and the potential expenses that could occur. David noted that if the case proceeds to court it will be expensive; depositions would need to be taken and a trial could take two weeks. No decision was made and David will continue to monitor the progress and will report back to the Board.

Proposed Covenants & By-Laws -

The office mailed out ballots to the members in good standing at the end of October with a return deadline of November 28. Approximately 700 ballots were mailed out. The Board reviewed the process of tabulating the votes as they come in. It was decided that the office staff would record the votes by each member, line by line. Those who give their proxy to another member will have their vote recorded in the same fashion as the proxy. It was noted that two POA property owners requested that they be part of the counting the process. The Board indicated that their interest is in wanting transparency between the Board and its members. It was also noted that other property owners want to be certain that their votes are kept secret from the general population. It was decided that no property owner would be asked or used to verify the votes. Independent, non-residents would be used and any member can observe the vote verification process.

Minutes - A motion to approve the November was made by Cathy Eagan, second by Ronnie Sedlak and approved by all present.

Financials- Kim LaRosa addressed the financials via teleconference. Kim reviewed the balance sheet noting that cash remains strong and suggested that since the winter months are the best time to handle bulkhead repairs the board considers allocating additional money towards the overall project. In support of the recommendation Kim noted that cash on hand supports the POA operations going forward noting that in addition to monthly expenses property taxes and insurances are due during January and February. While reviewing the past months expenses Kim pointed out that printing and postage expenses are high and are due to the by-law and covenant ballot process. Pool expenses are lower than in years past. Legal fees are up due to review of past law suits; the need to respond to legal challenges regarding the changes to the covenants and by-laws as well as the challenge of legal ownership of Treasure Point. Having completing the financial review Kim left the conversation and gave Cary Trapani her proxy for the remainder of the meeting.

Collections- Terie reviewed the collection report noting that dues collections are similar to last year for the same time period. Property transfers are lower than last year during the same time period but the average for 2015 is slightly greater than in 2014. We have an upcoming court date for November 19.

Covenants Violations – Misty reviewed covenant violations for the compliance committee. Concerns pertaining to whether a lot has been developed or in its natural state have been brought up by members. The Board reiterated that once a lot was cleared, having been changed from its natural state it would need to be maintained.

Board Communication –

The office received a request form a property owner who is a Board member of the Red Hats Club who is requesting that next Halloween they be able to have Hay Rides through the subdivision. The Board had no objection but the group would need to communicate and adhere City requirements.

Grounds & Maintenance

Steven reported that the City’s road crew continues to do a good job on cutting the right of ways.

Pool - Steven noted that the pool continues to look good. There are some issues with the mechanism that calculates and diagnosis the salt conversion. The cost to replace the existing, non-operational system is approximately \$1,100. To replace the part in the existing system is approximately \$700. The pool is currently closed and the current system is handling the need to keep the pool clean. No decision was made to replace system in question. Steven will continue to monitor and keep the Board informed.

Treasure Point - The swipe reader inside of Treasure Point for the security access cards had stopped working. Steven has put a temporary fix in place and a permanent fix is expected within the next week or so.

Christmas Decorations- Steven will place the decorations at the entrances right after Thanksgiving.

Security – Kim Reinike noted that he has not received an answer from the Pass Police Chief regarding use of the off duty Pass Police for the security patrol. Kim posited the question as to whether the POA would be better served in having better and more cameras than hiring a security company to ride around. The cameras have been most effective and perhaps a combination of enhancing the security cameras with reduced security patrol may be the best answer.

Kim indicated that he and Steven will continue to look for better ways to enhance the security cameras and price out the different options.

Neighborhood watch – The Board will invite the County Sheriff and the police officers living in the subdivision to discuss the neighborhood watch program after the New Year.

City Liaison - Joey reported that the Alderman Pickich informed him that the City has approved the paving of Pinewood & Birch. Joey also noted that the City has no ordinances in place that governs lawn ornaments/ statues.

Slabs- the City is pursuing options to have slabs removed that are left from Katrina.

PCI - Cary and Cathy discussed the PCI is Christmas Party on Dec 12th and a Boat Parade on Mallini Bayou with function at Treasure Point on Dec 20th. The Board agreed to support both outings. The office will send out an e-blast to members encouraging participation. Motion was made by Cary Trapani, second by Ken McLaughlin and approved by all to spend up to a total of \$500 for both events.

NEW BUSINESS:

Board Resignation – Joey informed the Board that Gene Rogers has resigned from the Board due to health and family reasons. Gene's term expires in June 2016.

There being no further business the meeting adjourned at 7:50PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday December 14, 2015 – 5:30 pm – PCIGC Banquet Room