

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-January 11, 2016 Meeting**

**PRESENT:** Kim Reinike, Charlie Reymond, Joey Niolet, Cary Trapani, Ronnie Sedlak, Kim LaRosa, Cathy Eagan

**ABSENT:** Ken McLaughlin

**ALSO PRESENT:** Terie Velardi, Steven Hammons - POA Staff;

The January 11, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm

**Minutes -** A motion to approve the December 2015 minutes with the corrections; Kim Reinike was not present at the December meeting and the financials passed 8-0 was made by Ronnie Sedlak, second by Kim Reinike and approved by all present.

**Financials-** Kim LaRosa reviewed the financials noting that there is nothing unusual or out of the ordinary. The annual billing will be sent out in March for an April due date. A motion to approve the December financials was made by Kim LaRosa, second by Ronnie Sedlak. Motion carried 7-0

**Collections-** Collections are consistent with prior years for the same time period. The POA continues to work with homeowners in settling their accounts. Transfer fees are collected when a property changes hands. Overall we are averaging seven transfers per month.

**COMMITTEE REPORTS:**

**Covenants-** In Misty's absence Terie reported that with the holiday season the covenant compliance committee did not send any letters out. Recurring issues were addressed and netted positive results. Most recently it was reported by members in the community that the lawn(s) on Forrest were being torn up from vehicles parking on soft ground. A letter has been sent and the compliance committee will review again in the upcoming weeks.

**Board Communication -** In addition to the comments about the lots on Forest being torn up from vehicles parking on the lawns and the side of the road the office received one call from a Realtor regarding tax sales.

**Grounds & Maintenance**

Steven reported that he is in the process of receiving bids to replace the wood chips with washed pea gravel to the playground at Treasure Point. One bid has been received with two more anticipated in the near future. The Board acknowledged that the maintenance expense is necessary in order to ensure the safety of anyone using the playground. A motion to spend \$2,300 or less on the maintenance expenditure was made by Kim LaRosa, Second by Ronnie Sedlak and approved by all present.

Kool decking at the pool continues to chip and is under warranty through March 2016. Steven has been in communication with the contractor and does not anticipate any problems with them making the repairs prior to the end of March. The Board asked that the office send a certified letter to the contractor as a follow up.

**Security -** Joey informed the Board that the Harrison County Sheriff was invited & accepted to attend this evening's meeting. However, with the recent change in leadership they did not confirm their appointment when the office reached out to them. We are requesting direction and some pointers on operating a neighborhood watch program.

Kim Reinike indicated that he is in the process of reviewing the number of proposals the POA has received. Kim noted that many of the requests are not complete lacking costs, verification of licensing etc. Kim will work with the office to compile a detailed scope of work for the Board's review.

**City Liaison** - Joey reported that he spoke with the Alderman Pickich who acknowledged that the paving of Pinewood & Birch has been approved. The City utilizes the County contract which allows them to receive better pricing. By doing so we are added to the County's list of projects. The contractor starts at the eastern portion of the County and works their way west.  
Joey reported that the POA donated gift certificates from Mulligan's Grill to the City for their Christmas party. PCI donated rounds of golf for the same cause.

**Treasure Point** - Charlie reported that he was in contact with the marine contractor to inform them that the POA has put a hold on any capital improvements to Treasure Point until further notice.

**PCI** - Cary shared that there were 6 boats and 30-40 people at the point to participate and enjoy the Christmas boat parade. A spring function will be discussed and scheduled later in the spring.

#### **OLD BUSINESS:**

##### **Treasure Point-Bay Point Properties-Law Suit -**

Joey reported that he met with David Goff and Henry Laird. The purpose was to update Henry and to review some older (1960's, etc.) area charts and maps. Last week Kim and Joey met with Henry and indicated that Henry was up to speed and is pursuing a specific line of defense on the POA's behalf with Bay Point and the MS Secretary of State.

##### **Newsletter, Covenant & By-Law Results**

Joey reviewed the letter and runoff ballot for the short term rental. Members will be given 30 days to respond. In addition we will send the voting results line by line for the covenants and by-laws.  
Joey noted that the ballot will be sent to members in good standing. All members will receive the voting results of the covenants and by-laws as well as the newsletter. The newsletter will advise members of the new election process and announce the relevant dates including the date of the annual meeting.

In Ken's absence Joey addressed the AR requirements. Ken had sent an e-mail asking if the AR committee should turn down a member's submission if they do indicate their house color or provide a landscaping plan. Ken noted that many, almost all do not know these two items during the early stages of their projects. The consensus of the Board was that no member's plans should be denied based on the absence of these two items. However, per the covenants they would be required prior to completion.

#### **NEW BUSINESS:**

**February Board Meeting-** Due to the Mardi Gras holiday schedule the Board voted to move the February Board meeting to the Monday, February 15, 2016.  
There being no further business the meeting adjourned at 7:30PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - Monday February 15, 2016 - 5:30 pm - PCIGC Banquet Room