

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-February 15, 2016 Meeting**

PRESENT: Kim Reinike, Ken McLaughlin, Joey Niolet, Cary Trapani, Ronnie Sedlak, Kim LaRosa, Cathy Eagan

ABSENT: Charlie Reymond

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

The February 15, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm

Guest- Sergeant Robert Lincoln, Harrison County Sheriff's Department. President Joey Niolet welcomed and thanked Sgt. Lincoln for attending to discuss the POA's interest in re-establishing the neighborhood watch program (NWP) in the subdivision. The discussion revolved around a coordinated approach utilizing local law enforcement, the POA's private security service with the neighborhood watch.

Sergeant Lincoln indicated that he pulled crime stats for the subdivision and noted there was nothing to report. The Board discussed the incidents that had been reported to them noting the office will typically receive concerns about suspicious activities. Sgt. Lincoln noted that a neighborhood watch program can assist. Sgt. Lincoln complimented the Board for providing vehicle ID stickers to the residents noting it is a very good first step in establishing the NWP. He went on to say that the NWP will only work if the residents buy in to the NWP and actively participate. Individual participation by the members will make or break the NWP.

Sgt. Lincoln discussed how the program works noting there is a chairperson for the subdivision. Several block captains each covering a specific area who works with the residents in the established area. There's new, free, single way traffic, text service that is used to establish a phone tree in each of the areas. Sgt. Lincoln emphasized that the residents only report what they see. It is not their job to enforce and rules or to confront anyone. The biggest part of a NWP goes on inside not outside of the homes. Members can be proactive by reporting what they see.

Further discussion revolved around placing NW signs at every entrance including the waterways and hosting a kickoff event in the spring and addressing the general membership at the annual meeting.

Minutes - A motion to approve the January 2016 minutes was made by Kim LaRosa, second by Cathy Eagan and approved by all present; 7-0. Charlie Reymond absent.

Financials- Kim LaRosa reviewed the financials noting that there is nothing unusual or out of the ordinary. The Board noted a discrepancy on the budget for the line item for lawn maintenance. Financials were tabled until next month.

The Board discussed the legal fees associated with the Bay Pointe Property law suit. Kim LaRosa left the meeting at 6:25pm and gave her proxy to Joey Niolet.

Con't The Board discussed and voted not to increase the annual dues for the 2015-16 dues. However, if needed the Board may have to request a special assessment to cover the legal costs associated with the TP lawsuit.

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 six and one-half transfers per month.

COMMITTEE REPORTS:

Covenants- The Board recognized POA member W. Harbour. Mr. Harbour addressed the letter he received regarding the covenant violation of running a home based business. The letter noted that on multiple occasions golf carts were placed at the street with for sale signs on them. Mr. Harbour noted his son works on golf carts in his garage as a hobby and that he is not running a business out of his home. The Board thanked Mr. Harbor for his comments and reiterated that he or his son would not be able to continue to place golf carts at the street with for sale signs. Mr. Harbour agreed that he would support the Board's decision.

Misty reported for the covenant compliance committee. Misty noted that the rooster, hens and coop have all been removed from the property on Fernwood. The sanitation company will be picking up the port-a-let on Palmwood. The tarp(s) covering the volleyball court/open land on Hackberry are not being maintained. The winds continually blow them around and are unsightly. To Date the ruts caused by folks parking on the grass on Forrest have not been addressed. The property owners have another week to address the issue before a fine is assessed.

The Board discussed the multiple tarps covering the volleyball court and agreed the property owners did not properly address the concerns. They were informed that while the board understands their need and has no objections to covering the court for the purposes that were identified (torpedo grass, weeds, cats, etc). It is necessary that an appropriate covering manufactured for this purpose be utilized. The property owners were given an extended time frame beyond the typical 30 days to rectify the issue. The office will follow up with a second letter that includes a covenant fine.

Board Communication – The office received a phone call from a potential buyer who is interested in purchasing a water front lot and building a boat dock and boat house to store his boat. He indicated he had no intention of building a home on the lot at this time. The Board acknowledged that DMR regulates any and all aspects pertaining to the waterways. However, boat trailers etc. would not be allowed to be parked on the vacant lot.

Grounds & Maintenance

Steven reported that the contractor who applied the Kool decking is scheduled to be on site to repair the areas that are chipping. The water leak that supplies the fish cleaning station has been repaired with an additional cut-off valve placed at the site. Steven noted that he is in the process of exchanging the SD cards to the security cameras that have failed. The wood chips at the TP playground are being removed and moved to the playground at the pool. Washed pea gravel will be placed at the TP playground to prevent a washout.

Security – Kim Reinike reported that the cost to purchase new cameras for additional coverage is expensive and has been placed on hold due to the Bay Pointe Property lawsuit. The Board agreed that emphasis needs to be placed on the neighborhood watch program.

City Liaison - Joey reported that the City approved a new slab ordinance and would be in direct contact with property owners informing them to remove their slab. In addition the City has purchased a new street sweeper. Public works addressed the flooding of streets and has cleaned out the drainage ditches on Fernwood and on Royal Oak by the pool. The street paving has been completed.

Treasure Point – No Report

PCI - Cary & Cathy reported that PCI will be holding elections for their Board. Italian Open every Friday for the next 9 weeks leading up to the tournament on April 16.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit -

Joey updated the Board noting that the process is moving along slowing. Henry Laird is working on behalf of the POA.

Covenant Run-off - Voting is underway. The deadline for members to respond is February 29, 2016.

NEW BUSINESS:

Election Committee - Cary Trapani agreed to serve as the chairperson.

POA Property – The Board discussed the possibility of selling POA owned lots. Different POA members have expressed interest in lots that are adjacent to their homes. The Board will continue to research the best way to determine appropriate value(s).

There being no further business the meeting adjourned at 7:30PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday March 14, 2016 – 5:30 pm – PCIGC Banquet Room