

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

PRESENT: Charlie Reymond, Ken McLaughlin, Joey Niolet, Cary Trapani, Ronnie Sedlak, Cathy Eagan, Kim Reinike and Kim LaRosa (5:43)

ABSENT: **None**

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

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

Minutes - A motion to approve the March 2016 minutes was made by Ronnie Sedlak, second by Cary Trapani and approved by all present; 7-0. Absent: Kim LaRosa-

Financials- Ronnie lead the review and discussion on the financials. It was noted that the cash account is up due to the collection of the 2016-17 annual dues. Salaries are up due to the additional work on multiple covenants and by-law ballot process as well as the Bay Pointe Property lawsuit. Motion to approve the financials was made by Cathy Eagan, second by Ken McLaughlin approved by all present; 7-0. Absent Kim LaRosa

Collections- Collections are typical for the end of the year. Overall collections on annual dues are up 2% from the previous year. We are starting to receive payments for the next fiscal year. The POA continues to work with homeowners in settling their accounts. Transfer fees are collected when a property changes hands. Eleven (11) transfers were recorded in March for an average of seven (7) per month for the year. Overall we collected for eighty-one (81) total transfers in 2015-16 as compared to seventy-one (71) for the 2014-15 year and 53 for the 2013-14 year. In addition we collected \$2,500 on past covenant violation when a property went to closing.

COMMITTEE REPORTS:

Covenants- Cathy reported on behalf of the covenants compliance committee. The Board reviewed and discussed the covenant violation and fine that was sent to the property owner who is using tarps to cover a volleyball court on a portion of the yard. The property owner has asked the Board to review the changes they have made and asked that the covenant violation be waived. They placed camouflage tarps over the existing blue tarps and have secured them with concrete blocks. The Board acknowledged that the owner has made some improvements and as previously stated the tarps need to be stretched and tied down with stakes. Ken McLaughlin made a motion to suspend the current fine; instruct the property owners that the tarp(s) need to be staked and tied down. Furthermore, in the future if the tarps become unruly or unsightly the Board will require their removal; failure to remove the tarp(s) will result in fines being assessed. Ronnie Sedlak seconded the motion. The motion passed 5-1 with one abstention. Voting in favor; McLaughlin, Eagan, Sedlak, Reinike and Niolet. Voting against; Reymond. Abstaining; LaRosa.

Cathy also reported that members contact the office to let us know when they have a work trailer in their drive while work is being done. Additional review of properties that are in need of lot maintenance were discussed. Initial covenant letters give property owners 30 days to resolve any issues.

Board Communication – Terie reported that a number of folks have stopped by the office to ask about the law suit regarding Treasure Point.

Two members inquired about the possibility of purchasing the POA lots that are adjacent to theirs.

Grounds & Maintenance

Steven reported that he has fenced off the areas at Treasure Point where the holes are adjacent to the bulkhead. Steven also noted that he removed debris that was dumped on the POA lot at the corner of Basswood and Ashwood. The pool is now open.

Security – Kim Reinike noted that we are on hold on purchasing additional security cameras. Kim also emphasized the neighborhood watch program. The Spring Fling will kick off the neighborhood watch program.

City Liaison - Joey mentioned that the City is looking to make the old Winn Dixie property in to a park which will include a dog park.

Treasure Point – Charlie noted grass is started to grow from beneath the areas where the gravel drives and parking areas that were installed two years ago. The Board agreed to have them sprayed to kill the grass.

PCI - **No report**

OLD BUSINESS:

Covenant & By-Law Filing – Joey reported that we sent Julien Byrne the Covenants and By-laws and asked that he file the Covenants with Harrison County. We also asked him to review the short term rental portion of the covenants before the Board takes further steps.

Treasure Point-Bay Point Properties-Law Suit -

Joey updated the Board noting that he and Kim LaRosa were present when a key individual was deposed and felt that it went great. Joey noted Henry Laird is optimistic and once the deposition is transposed he will proceed with the process.

Neighborhood Watch / Spring Social – Cathy noted that once the Italian Open was over she would focus on the event. Terie will contact Sgt. Lincoln at the Sherriff’s office and confirm his presence at the event. Cathy also noted that she and Terie met with the Ladies from the TR Woman’s Group and asked their assistance on the day of the event.

Election Committee – Chairperson, Cary Trapani noted that the deadline for members to submit or volunteer to run for the BOD is today, March 14. Not a single member has asked or volunteered to offer their name to be placed on the ballot for the BOD. The Board voted to extend the deadline to Friday, March 25th.

NEW BUSINESS:

Short Term Rental Resolution - Joey reviewed covenant: 3 L. Rental Properties; that states *Members who lease/rent out their dwellings are responsible for ensuring that their tenants and or guests are aware and abide by the Associations restrictive covenants.*

Joey asked Board to discuss making a resolution to amend the typical way the POA assesses fines when dealing with short term rentals. The typical process is; a letter is sent out giving a property owner 30 days to rectify the covenant violation before a fine is assessed. The resolution would specifically focus on known short term rentals; if a property is a known to be a short term rental that frequently has violations, we don't give them 30 days to rectify the situation, that their fines are immediate.

The general consensus was favorable and will be discussed further next month.

DMR - Architectural Requirements – Ken acknowledged that DMR has jurisdiction over the waterways when folks are installing or replacing bulkheads or boat dock, etc. Ken also noted that the POA has no knowledge if a property owner has a permit from the City when typical construction occurs and feels that provisions should be made for the POA to ascertain this information. The Board discussed all aspects and the consensus was that the City Building Inspector and or DMR are responsible for ensuring that proper permitting is in place.

There being no further business the meeting adjourned at 7:00PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The Annual Meeting Sunday June 12, 2016–1:00 pm – PCIGC Banquet Room