

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-September 12, 2016 Meeting**

- PRESENT:** Charlie Reymond, Joey Niolet, Cathy Eagan, Rebecca O'Dwyer, Ronnie Sedlak, Ken McLaughlin, Kim Reinike, and Jediah Bishop
- ABSENT:** Cary Trapani; proxy given to Cathy Eagan
- ALSO PRESENT:** Terie Velardi, Misty Dienes and Steven Hammons, POA Staff  
Martin deLaurel, 123 Fairway Dr.

The September 12, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

President Joey Niolet acknowledged Mr. deLaurel's presence and his interest in the Board's stance on his request to subdivide his two lots (8 & 9) on Fairway or answer any additional questions the Board may have. Joey indicated that all of the members of the AR committee had not yet responded. Ken will follow up with the AR committee and report back to the Board via e-mail. Mr. deLaurel offered his availability to speak with any of the members of the AR committee. Joey indicated that the POA will make every effort to respond to Mr. deLaurel prior to the next Board meeting.

**Minutes -** Motion to Approve August 2016 minutes was made by Cathy Eagan, second by Rebecca O'Dwyer and approved by all present; Cary Trapani proxy to Cathy Eagan.

**Financials-** The financials for August were reviewed.

Ronnie reviewed the financials and noted that the monthly expenses for entrances have been posted correctly in the budget.  
Motion to approve the financials was made by Rebecca O'Dwyer, second by Cathy Eagan and approved by all present; Cary Trapani proxy to Cathy Eagan.

**Collections-** Collections for August were reviewed. Collections of Annual dues are up for the first 6 months of the fiscal year are up 5.4% over the same time period from last year. We continue to receive payment of prior year's dues.  
Collections of prior years' dues continue. It was noted that an additional \$3,000 was received from a member who is paying back dues after their court settlement. Transfer fees are down from 36 (avg-7/month) in 2015-16 to 23 in 2016-7 (avg-4.6/month).

**COMMITTEE REPORTS:**

**Covenants-** Misty reported on behalf of the covenants compliance committee. The majority of issues continue to do with lot maintenance. Those who have not taken care of their lots received a second letter and a covenant violation invoice for \$100.

The Board reviewed specific cases and directed the office to respond accordingly. Last month a POA member contacted the office after receiving a covenant violation for lawn maintenance. The member noted that after Katrina he removed downed trees and maintained his lots. He has been doing so for the last 10+/- years.

A motion was made by R. Sedlak, seconded by K. McLaughlin and approved by all present to affirm that since it has been maintained for the last 10+/- years that the property owner needs to continue to do so.

The Board questioned the City's ordinance and procedure for mitigating severely overgrown and/or those that pose a health concern. Joey reported that he made

an inquiry with the City regarding a City ordinance and jurisdiction on clearing unkempt lots but had not heard back.

Misty noted that we contacted Waste Pro and the trash that is being left behind when the trucks were making their rounds.

**Board Communication** – Board reviewed member comments and requests regarding payments plans.

**Architectural Review** – The Board reviewed and discussed the plans for new construction on a water front lot where a member has a 20' deck that will encroach the rear yard setback based on the survey. There is an additional 13+/-' between the surveyed rear lot line and the bulkhead. Not all members of the AR committee have weighed in, however Ken reported that he spoke with the property owner sharing that the covenants clearly state the plotted rear lot line is the ARC's indicator for their decisions. Ken also noted that the member asked about a variance where Ken affirmed that a request for variance was permitted and that the PO should indicate the reasons/hardships that premise the request. Board members asked who owned the property between the rear lot line indicated on the survey and the bulkhead. Ken indicated that no one pays taxes on the excess land. The Board reviewed the setbacks of the adjacent homes which show that the setbacks are consistent with the surveyed rear lot line.

A motion to wait to hear from all members of the ARC before the Board makes a final decision was made by Rebecca, second by Ronnie approved by all present. Joey will follow up with the members of the ARC and follow up with the Board for action.

### **Grounds & Maintenance**

Steven noted that we contracted with K&R Lawn service to pick up the POA lot on Hackberry.

The Board commented that the TR North sign looks great and discussed the landscaping plan. Steven reviewed the bid for curbing or use of the stackable landscaping concrete blocks. Due to the underground utility services it was decided that curbing was not an option. In addition the bid included irrigation and planting for a total of \$4,000. A motion to accept the retaining wall and landscaping was made by Cathy, second by Rebecca and approved by all. Charlie recused himself from the vote.

Steven noted that there are 3 electrical services; one each for the pool, bath house and tennis court and recommended that we consolidate them in to one service similar to what the POA did at TP. No action was taken. Steven reported that the Hayward pumps have been installed; however the POA will not begin to see any savings in chemical use until next year.

Steven also discussed the ongoing issues with the kool decking at the pool. The most recent contractor was unable to mitigate the underlying issue that is causing the chipping. Steven did mention that the contractor gave the POA a 2 year warranty on his work and repaired the chipping. The contract period ended this past March. Steven discussed alternatives and possible solutions for the Board to consider. Steven indicated that he has spoken with a contractor who indicated that if we don't go all the way down to the concrete and score/scarify the concrete we will continue to have the problem. The Board asked Steven to procure an updated bid on the process.

**Security** – No Report. Ronnie noted that he has seen the Pass Police canvassing the neighborhood.

**City Liaison** - Joey noted that the City is addressing the standing water in the culverts. In addition sewer lines at the corner of TR Blvd and Royal Oak are being replaced. The City is working on the drainage issues on Fernwood. It was recommended that we invite Alderman Pickich to either the neighborhood watch meetings or one of the Board meetings. Joey will follow-up with Alderman Pickich.

**Treasure Point** – Steven noted that the channel marker on the opposite side of TP is missing and is concerned for the POA members who may enter Bayou Mallini at dusk or in the dark. The Board is of the opinion that the County owns the land where the marker was and asked Steven to reach out to Supervisor Ladner to facilitate a replacement.

Charlie reviewed the progress of the bulkhead repairs and discussed the use of taller pilings so there will so owners can tie up their boats. The Board requested that the bolts be countersunk to mitigate damage to any boats who tie up to the pilings. Charlie spoke with the contractor who expressed concerns that it would weaken the pilings. The alternative is to add two by six pilings and drive them down 2 feet in front of the piling and notch out the back so they are flush with the bulkhead piling. Steven noted that it is not part of the current bid. The Board discussed the height and the number of pilings that would span 100 feet and requested a bid from the contractor. The contractor has begun removing the 300 feet of phase “D”. The Board requested that the contractor address additional wash out areas.

**PCI** - No Report.

#### **OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit** - Joey reported that he spoke with the POA attorney regarding the MS Secretary of States claim to TP. There’s nothing new to report. The attorney is in contact with the City to see if they are the “owners” of the area that was filled in. If so, the City should be working with the State to resolve the tidelands claim.

**Short Term Rental Resolution** – The Board affirmed that fines for violations will be \$100 per violation, per day and the fines will be immediate.

**Neighborhood Watch** - Cathy reported that the Sgt. Lincoln is scheduled to meet with the POA block captains and other interested members on Tuesday, September 20 and again on Saturday October 1.

#### **NEW BUSINESS:**

There being no further business the meeting adjourned at 7:15PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is scheduled for October 10, 2016 at 5:30 pm – PCIGC Banquet Room