

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–November 14, 2016 Meeting**

**PRESENT:** Charlie Reymond, Joey Niolet, Cathy Eagan, Ronnie Sedlak, Ken McLaughlin, Kim Reinike and Rebecca O’Dwyer.

**ABSENT:** Cary Trapani (Proxy to Cathy Eagan)and Jediah Bishop.

**ALSO PRESENT:** Terie Velardi, Misty Dienes and Steven Hammons, POA Staff

The November 14, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

**Minutes -** Motion to Approve October 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 October were reviewed.

Ronnie reviewed the financials and noted the Board will continue to look for ways to reduce expenses. Swimming pool expenses are up for the month but reflect repairs to the pool filters and associated equipment maintenance. Noting that the pool closed October 31 Ronnie expects to see the pool expenses drop along with the overall costs to grounds and maintenance. Bad debt expense is up and relates to write offs for uncollectable fees for foreclosed and or tax sale properties. Motion to approve the financials was made by Cathy Eagan, second by Rebecca O’Dwyer and approved by all present.

**Collections-** Collections for October reviewed. Collections of Annual dues are up for the first 7 months of the fiscal year are up 5.5% over the same period from last year. Overall the POA has collected 2% more in the first 7 months of the 2016-17 year as compared to the full 12 months of the 2015-16 year. Collection for prior years’ dues are up 7% for the first 7 months of this year compared to the same period last year. The Board continues to work with POA members to accept payment plans.

Cases that have been filed in Harrison County Justice Court are typically resolved prior to going to court. However, some folks do not act and a default judgement is rendered. When properties are sold as a tax sale the POA communicates with the new owner once a tax deed is recorded. If the new property owner does not respond to our requests for the prorated dues and a transfer fee we then proceed to court. There were 2 transfer fees collected in October with an overall monthly average of 5 per month.

**COMMITTEE REPORTS:**

**Covenants-** Misty reported on behalf of the covenants compliance committee. The Board reviewed 10 cases; 3 are repeat issues; 5 were resolved and 2 were returned having bad addresses. A few properties with for sale or rent signs that are larger than allowed for in the covenants were identified and have been addressed. The Board reviewed the repeat cases; specifically, the improper storage of an RV; unsightly tarps and lot maintenance. The Board instructed the office to take further action.

**Board Communication** – The office continues to receive communication from members acknowledging the efforts of the Board in keeping the subdivision clean and safe. Recently several residents have called to complain that folks are speeding through the subdivision. The POA contacted the City asking for assistance. The City recently placed the portable digital sign at different locations in the subdivision. One member asked if they could place a portable “children at play” sign out in front of their home while his children were playing outside. The Board reviewed the pros and cons and felt that they are not in keeping with the covenants.

Several members have expressed their displeasure in how MS Power trimmed the trees and vegetation around the power lines. Additionally, members expressed concerns about the care and protection of live oak and magnolia trees. The office requested a copy of the City’s Tree Ordinance and passed it on to the members. The Board discussed that the City’s Tree Ordinance indicates specific parameters with respect to size and requires permits to trim or remove these trees. If a tree is removed there are specific requirements to replace with the same species.

New members recently stopped in to the office and suggested that the POA place and lease floating docks out at Treasure Point. The indicated that they would like to address the Board regarding the utility and feasibility but were not available this month. The Board briefly discussed the concept and indicated that

**Architectural Review** – Ken reported for the AR committee reviewed the member’s request to construct a garage on a vacant lot across from their home. The City and FEMA regulation will not allow construction on grade of more than 200 square feet structure with breakaway walls under a house. The Board instructed the office to contact the owners instructing them to contact the City regarding the legality of their request. If the City indicates they have no objection the AR committee will then address the request and make their recommendation to the Board.

### **Grounds & Maintenance**

The City approved the POA’s request to place “T” poles on the right of ways at Timber Ridge North and on the corner of Beechwood and Oakland for the security cameras.

Steven noted he is in the process of securing bids to consolidate the three separate electrical services at the pool and tennis courts in to one.

**Security** – Kim reported that he has been in touch with a member who reported that a window in his home had been broken along with the removal of an election sign from his property. The member had not filed a report with the police. Kim informed the property owner that they should always file a report as an incident may be part of a pattern. When the police see patterns, they adjust their surveillance accordingly.

Steven reported that he received and reviewed with the Board the one bid to upgrade the security cameras. Steven indicated that the vendor is interested in having the company representative provide a demonstration of their product after the new year. The Board reviewed the costs for improved cameras and the effectiveness as it relates to the entire Security budget

**Neighborhood Watch -**

Cathy reported on the neighborhood watch program noting that the TRIAD meeting held on November 9 went well. Several County residents attended and received information on the *File of Life; Flashing "911" Porch light and reflective street signs.*

Cathy confirmed that the POA in conjunction with the Harrison County Sherriff's department will host "CRASE" *Civilian Response to an Active Shooting Event* on January 29, 2017.

**City Liaison -** Joey reported that the City is in the process of patching areas on the streets. Following the MS Power removal of the vegetation the City will soon be doing a cleanup of the right of ways in the subdivision.

**Treasure Point -**

Steven noted that he placed reflectors and small solar lights on the pilings along the boat ramp.

**PCI -** No Report

**OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit -** Joey reported that he will be meeting with POA attorney to review the area in question that the MS Secretary of States is claiming.

**Christmas Boat Parade-** This year's boat parade will be held on December 17 starting at 5pm at Treasure Point. The Board discussed installing a permanent fire pit that can be used for this and future events. A motion to spend up to \$500 for refreshments and a fire pit was made by Cathy Eagan, second by Rebecca O'Dwyer and approved by all.

**NEW BUSINESS:**

**Traffic signs -** In regards to the many concerns recently expressed by several residents regarding speeding in the subdivision the Board discussed the possibility of acquiring a smaller version of the digital speed signage to place in different locations in the subdivisions. Tabled for further discussion.

**Newsletter -** The POA is gathering information for an upcoming newsletter. Board members are asked to report on their areas and send to the office as soon as possible.

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 December 12, 2016 at 5:30 pm - PCIGC Banquet Room