

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-February 13, 2017 Meeting**

PRESENT: Charlie Reymond, Joey Niolet, Jediah Bishop, Kim Reinike Cary Trapani, ,
Rebecca O'Dwyer, Ronnie Sedlak

ABSENT: Cathy Eagan; proxy to Rebecca O'Dwyer, Ken McLaughlin; proxy to Joey
Niolet

The February 13, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to Approve January 2017 minutes was made by Rebecca O'Dwyer, second by Kim Reinike and approved by all.

Financials- Ronnie reviewed the January financials noting that were in line with the budget and what is expected for this time of the year. Ronnie and Terie discussed that the POA will be sending invoices for the 2017-18 annual dues via e-mail to those members who e-mail addresses on file and hard copies to those who do not in March. The office has been working to verify correct e-mail addresses prior to the March billing.

Motion to approve the November & December financials was made by Rebecca O'Dwyer, second by Cary Trapani and approved by all.

Collections- Collections for January were reviewed. WE continue to be ahead of last years collection of current and prior years dues.
Collection of prior year's dues (< 2016 dues) is up 128% for same period and up overall 60%. The board discussed the outstanding fines & fees for a few of the members. The board will continue to reach out to the property owners to see if payment arrangements can be reached. Some members are on payment plans and continue to fulfill their agreement with the POA.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. The office continues to send initial and follow up letters to property owners that the CV committee identifies. The board reviewed specific cases and directed the office to act where appropriate. Improper vehicle storage continues to be the biggest issues.

The CV committee is working with the property owners that have the unsightly tarp covering over their lawn. It was noted that members of the board tried to connect with the property owners over the holidays to no avail. The property owner has removed the tarp from the site but has now put up a small garden fence in front of the front sill of the home without going through the AR committee. The board instructed the office to send another letter and fine.

Board Communication – The board reviewed member comments and noted that a few security concerns over the holidays were identified and handled. In every case the POA reminded the property owners to register their incident with the police. Kim Reinike noted that the police continue to monitor incidents and the frequency of occurrences to identify patterns.

Architectural Review – No report

Grounds & Maintenance

Steven reported that the consolidation of the electric meters at the pool house, pool and tennis courts has been completed. The installation of the “T” poles at TR North and at the corner of Beechwood and Oaklawn is scheduled for the next week to 10 days.

Security – Steven reported that the T” poles have been installed and we are waiting for the installation of the cameras. Steven reviewed the camera bids with the board noting that license plate readers will assist immensely when assisting the local police in identifying vehicles. Cary indicated that the BWYC is working with someone on new cameras and asked Steven to speak with them and obtain a bid based on our specifications. Steven noted that we do not have internet access at any of the sites and the cameras have to be wireless and synched with his lap top computer. A motion to accept the bid from MM&R is pending based on the results from Steven’s discussion with Cary’s contact and that a bid be received within 7 days was made by Ronnie, seconded by Rebecca and approved by all. Cary will supply Steven with the name and contact information for the vendor working at the BWYC.

Kim noted there was a minor incident involving a minor. Swetman security informed the police and stayed with the minor until the police arrived.

Pool- The three shutoffs have installed and protected and look great. Steven noted he has been discussing and researching the use of composite decking as a replacement to the kool decking. Contractors felt that drainage under the decking would be hindered and create additional issues. Another option is a hydro sealing process which is a rubber base that would need to be repeated every 5 years. Meanwhile the pool will be opening around Easter and we will need to at the very least patch the affected areas. Steven asked the board to consider building an additional storage space at the pool to be like the one over the pool pumps. Currently Steven is storing the chairs and umbrellas in the cottage for storage and is increasing the wear and tear inside the cottage. Steven also discussed options for the ADA bathroom including the retrofitting of the cottage as well as building a unit to tie in to the sewer system. The unit would need to be built on slats so that it could be removed when a mandatory evacuation for storms is issued. The board asked Steven to get bids on the different possible solutions.

Neighborhood Watch -

Joey reported that the CRASE event went well. He noted that we have 15-20 folks who signed up for NEXTDOOR with the first week of introducing it to the membership.

City Liaison - No Report

Treasure Point –

Steven noted that the AC unit at the cottage is failing. He received quotes for its replacement ranging from \$4,000 to \$5,000. The board asked Steven to acquire additional bids and look in to the feasibility of using window units.

PCI - No Report

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – Joey noted that he is scheduled to meet with the POA’s attorney and the attorney from the Secretary of State’s office next Friday to determine the area that has been filled in Nothing new

NEW BUSINESS:

Security contract – No action

2017-18 Annual Dues-

The board discussed whether it would be necessary to increase the 2017-18 dues. The board discussed what additional amenities or improvements would increase property values and attract new residents. In reviewing available funds, successful collection efforts and projected expenses for the upcoming year the board felt an increase at this time is not necessary. A motion to maintain the annual dues at \$280 per lot was made by Rebecca O’Dwyer, second by Jediah Bishop and approved by all.

2017-18 Board Elections

A nominating committee will be chosen by the March board meeting. Board members not eligible to serve are Cary Trapani, Kim Reinike and Charlie Reymond. Jediah Bishop will serve as this year’s chairperson.

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

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for March 13, 2017 at 5:30 pm – PCIGC Banquet Room