

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

PRESENT: Charlie Reymond, Joey Niolet, Jediah Bishop, Cathy Eagan Cary Trapani, Rebecca O'Dwyer, Ken McLaughlin and Ronnie Sedlak.

ABSENT: Kim Reinike

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

Special Guest: Victor Pickich, Alderman, Ward 4

Alderman Pickich updated the BOD on the drainage project off Royal Oak and Fernwood Drive. Requests for bids to replace the old and add drainage pipes where there weren't any are being sent out by the City. The anticipated timeline is 3 weeks once bids are received.

Minutes - Motion to Approve February 2017 minutes was made by Ronnie Sedlak, second by Cary Trapani and approved by all.

Financials- Ronnie reviewed the February financials noting that were in line with the budget and what is expected for this time of the year.
Motion to approve the February financials was made by Rebecca O'Dwyer, second by Cary Trapani and approved by all.

Collections- Collections for February were reviewed noting that February was the slowest month for collecting current dues, however overall collections are greater for prior year.
Joey noted that the Board continues to work with property owners with past due balances. The Board has established payment plans with several members who have successfully paid down their past due amount. Joey reviewed the fines for a property that has a history of multiple types of violations. The Board discussed and moved to pursue collections and insist on adherence of the covenants by the property owner.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. Improper vehicle storage; RVs, trailers & boats continues to be the biggest issues. One RV was located on a vacant lot on Cedar Point. The office reached out to the owner who indicated that the RV is not his but he would place a note on it and knock on neighbor's door and get it moved. The office has followed up with Realtors whose signs are not in keeping with the covenants.
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.

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. Actions Pending.

Board Communication –

The board reviewed member comments and noted Several members have called to complain about excessive dog barking on Basswood. The office reached out to the property owner who rents their home using a local management company. The property owner assured the office that issue would be resolved immediately.

Architectural Review – Inground pool on Hackberry. The property owner had difficulty reaching their neighbor to ask for a waiver to the 10-yard side yard set-back. Previously the office sent an e-mail to the adjacent property owner asking them to contact their neighbor regarding the variance. The property owner indicated that they had not heard from their neighbor and as such continued with the installation of the pool. The office sent a certified letter to the adjacent property owner on February 17th Explaining the situation and asked that they respond to the office and or the property owner.

The AR committee approved a request for a side yard setback variance once letters from the adjacent property owner(s) were received.

Grounds & Maintenance

Steven reported that the City has been doing a great job cutting the right of ways.

Steven noted that a set of steps on the playground equipment at Treasure Point are cracked. The office reviewed the terms of purchase and communicated with the supplier to receive a replacement under the 15-year warranty. Expected delivery is at the end of March, beginning of April.

Security -

Steven acknowledged that MM&R received the bid for additional cameras and they have been installed at the entrances. This included license plate readers to better assist in identifying vehicles when needed. Steven noted that there is not enough lighting from the City street lights. Steven and the office have been working on finding appropriate lighting to resolve the issue. Steven also explained that if suitable lighting is not available that he can install we will communicate with MS Power for a possible resolution. The Royal Oak & Henderson St entrance is very dark and is in need extra lighting. Joey indicated he would follow up with Alderman Pickich to see if the City can assist. A motion to allocate up to \$300 for additional lighting was made by Rebecca, second by Cathy and approved by all.

Pool-

110 Count LED light is assisting with our surveillance cameras.

Steven reported that we will be patching the kool decking at the pool for this season. The Board acknowledged the decision and indicated that the pool decking will be reviewed after the 2017 season.

Neighborhood Watch -

Joey reported that NEXTDOOR app is working out well and folks are using it more for a multitude of issues, including but not limited to stolen bikes, missing dog, and services needed.

City Liaison - Joey indicated that for the POA to be compliant with the City's slab removal ordinance the POA needs to remove the small slab where the POA maintenance building was prior to the storm. We received 2 bids to remove and grade the affected area; one for \$908 and the other for \$1,100. A motion to move forward and accept the lowest bid was made by Ken McLaughlin, second by Rebecca O'Dwyer and approved by all. Charlie Raymond recused from the discussion and vote.

Treasure Point -

Steven noted that phase "C" is underway. The next phase is on the northeast side and the POA is considering the use of vinyl rather than wood as it has a longer life.

Steven reported that he has not found a suitable replacement meeting the Board's requirement for the AC unit at the cottage. He noted that the heating element of one unit is not operating and indicated that he could monitor the unit for the summer months. Steven has not researched the expense and the feasibility possibility of installing window units in the cottage. It would mean cutting holes in the cottage for each of the units could cost as much as a new unit that would service the entire cottage. A motion was made to monitor the cottage over the summer months and revisit the need for a new unit in October; was made by Cary Trapani, second by Charlie Raymond and approved by all.

PCI - No Report

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit - Joey reported that he met with the POA's attorney, the Secretary of State's representative at TP to determine the area that has been filled in. We will need to have the area surveyed and the surveyor must be approved by the Secretary of State's office. Joey indicated that he contacted a surveyor that has done some work in the subdivision and is awaiting approval for the Sec. of States' office. The Board discussed putting a RFP out for the services. The Office will prepare and send a RFP out to surveyors who are familiar with TR.

NEW BUSINESS:

Dog Park - Over the past few years the office received requests for a dog park. Jediah, Rebecca & Joey have been working on the initial concept of a dog park being placed on the POA lot between Royal and Sycamore. Jediah handed out copies of a printed power point and discussed the conceptual review. The Board discussed the preliminary concept and associated costs and needs including but not limited to providing a buffer of trees and landscaping to neighboring properties, fencing, parking, lighting, water, security cameras, access and insurance needs. The purpose of the dog park is to allow dogs to run off leash for members who don't have fenced yards and to help property owners social their pets. It was noted that some folks are utilizing Treasure Point, however that with the playground, pavilion being open it is not a suitable location. It is not to eliminate folks from walking their dogs on leash elsewhere in TR. Access to the park would for members in good standing only and the same security access cards utilized for the pool and TP would be used. The Board agreed to have the committee (Jediah Bishop, Rebecca O'Dwyer, Ken Mclaughlin and Joey Niolet) pursue estimates on expenses to build and operate a dog park at the Royal Oak/Sycamore street lot. The Board agreed to conduct a survey to see what the preliminary interest of the members is using the NEXTDOOR app.

Security contract – The Board has been reviewing the security contract over the past 18 months. With the resurgence of the NWP and the NEXTDOOR app the Board discussed and moved to place Swetman Security on a 30-day termination of contract notice. The motion was made by Ronnie Sedlak, second by Rebecca O’Dwyer 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. Ken McLaughlin was added to the nominating committee. Jediah Bishop, Chairman reviewed the timeline for securing nominations. Information regarding the process will be sent to all members with their annual billing.

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 April 10, 2017 at 5:30 pm – PCIGC Banquet Room