

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING – June 11, 2017**

The Annual meeting of the Timber Ridge Property Owner’s Association was held on June 11, 2017 1 pm inside the PCI Golf Club. The meeting was called to order by President Joey Niolet at 1:00 pm. The number of members attending the meeting was 39.

President Joey Niolet welcomed everyone and introduced the Board members and POA Staff present noting that Kim Reinike did not run for reelection and on thanked him on behalf of the Board.

**Board Members** Present: Joey Niolet, President/Member Liaison, Ronnie Sedlak, Treasurer, Kim Reinike, Security, Cathy Eagan, Covenants & Neighborhood Watch, Ken McLaughlin, Architectural Review and Rebecca O’Dwyer, Covenants  
Absent: Charlie Reymond, Treasure Point and Cary Trapani, Secretary & PCI Liason

**POA Staff** – Misty Dienes; Terie Velardi, Office Manager & Steven Hammons, Handyman.

President Niolet reviewed the agenda that was provided to everyone. Members were asked to write down their questions on the cards that were available at the sign in desk. Questions would be categorized and would be given to the applicable board member to address.

**Presidents Overview:**

Joey reviewed the Treasure Point lawsuit noting that another entity, Bay Point Properties claimed to own the Point. It is mostly completed where the suit claiming ownership was dismissed. However, because of the initial suit the MS Secretary of State claimed that the land at the entrance into TP was inappropriately and illegally filled in, in 1962-63. We are working with a surveyor, the State and City to accurately determine the affected area. This will not affect any of the amenities and we expect a resolution in the upcoming months.

We completed the next two phases of bulkhead repairs. There are still some areas on the Bay side of TP that need to be addressed, hopefully with repairs rather than a complete replacement. We installed a firepit at the point and hopefully members will take advantage of it during the cooler weather. We have ordered 3 additional picnic tables to place out at the point. We consolidated the electric meters at the pool & tennis courts as well as the several at Treasure Point and expect to save a minimum of \$60 per month.

Security – Many of you already know that we did not renew our contract with Swetman Security. We installed new security cameras with license plate readers at all of the entrances that allows us to zoom in on a license plate. Most of the entrances into TR are covered including a camera at Oakland by the high school. We are hoping to utilize our new camera and the neighborhood watch program to deter and or catch any one who comes into TR to steal from our residents. The money that we are saving from Swetman will be used for upgrades to our existing cameras at the pool and the Point. We continue to look for additional residents to serve as neighborhood watch block captains. There is an app for your phone called “Nextdoor” that is specific to our neighborhood and basically a social media tool to keep everyone connected and informed.

Over the past year the City has been working on the drainage issues by installing new drain pipes and keeping the gutters and culverts clear of debris. Joey asked everyone not to place their small branches, leaves and other garden debris in the gutters or around the culverts. The city has also been working on controlling the speeding in the subdivision by placing a portable electronic speed sign at various locations.

The Board is looking to the future by adding or improving amenities to the subdivision. A membership survey is available today and will be sent out to the membership asking for input. We are interested in selling 6 of the TRPOA owned lots in the subdivision. Each are waterfront properties with the POA paying \$5,000 +/- in taxes annually. With the sale of these properties the POA taxes will be mitigated and the funds that are generated will be used in the subdivision. Each of the properties have been appraised and identified in the back. Per the Association by-laws we will be sending a ballot and the proposed process to the membership asking for their approval to sell them.

Another idea that has come to the Board from members is building a dog park in the neighborhood. A "dog park" survey will also be sent to the membership to see if there is an interest and how often it might be used. Joey reiterated that this is in the early stages and no decision has been made to build one. A conceptual plan along with frequently asked questions are in the back for members to look at.

#### **Financials –**

Treasurer Ronnie Sedlak reviewed the financial reports highlighting significant line items. Ronnie gladly reported that there was no increase in this year's annual dues. Our goal is to continue to monitor our expenses while improving the services offered to the membership. Ronnie touched on the sale of the POA lots noting that the sale will assist the POA in perhaps keeping the dues from increasing.

Ronnie noted that the POA's fiscal year runs from April 1 through March 31. Dues are sent out in March with an April due date. The POA's largest expense is general administrative, which is expected, it is what it takes to maintain and run the organization. Ronnie reviewed how the POA dollars were spent and indicated that any dollars not spent will be accrued for future capital improvements, such as the bulkhead work at TP or upgrading the security cameras. Ronnie indicated that the 2017-18 budget is about the same which is healthy for the organization.

Joey noted that we completed the TR North entrance project this year which includes a new sign, landscaping and security cameras. We look forward to hearing what the membership offers in ways to improve the subdivision.

Collections – Ronnie noted that collections for the current years dues are down from the same period last year and is due to sending many of the invoices out by e-mail. Approximately 45% of the dues were sent out electronically. This saved us about \$750 in mailing and paper costs. Last year we collected 87% of the 2016-17 dues and anticipate in collecting another 8-10% over the next year. There will always be some residual because of tax sales or foreclosures, but the office staff continues to reach out to those who are delinquent. We take those who have not paid over the course of two years to court.

Joey Niolet proceeded to review the questions from the members present.

Q. Where will the dog park be located? The proposed location is on the old POA maintenance lot that runs between Royal Oak and Sycamore St.

Mr. Whaley, Pinewood Dr. is not in favor of dog park especially if it goes at the proposed location. He asked what the costs would be.

Andrew Blum, Basswood Dr. mentioned that the City has proposed using a portion of the Henderson St Park as a dog park and suggested that we get together as a block in support of the City's initiative. Rebecca O'Dwyer noted that the park is still in the State's name and as such no fence can be constructed on the site. Joey said he would get in touch with the City to see where they are in the process.

Susie Smith, Youngswood Loop asked if the POA has reached out to Todd Graves who builds dog parks all over the coast.

Sally Wilson, Fairway asked in addition to the \$500-750 it will cost for insurance what are the other costs to maintain a dog park. Joey indicated that the current costs to maintain the lot would help mitigate any of the costs.

Audience – Who is going to pick up after the dogs? Joey explained that we would provide dog waste stations with bags like those at the Point. Members indicated that many of the residents are responsible and some are not.

Kern Thomas – Royal Oak expressed his thoughts that some of the covenants are vague such as “no wire fence” and asked if a black vinyl chain-link fence is considered a wire fence. We need to bring our covenants up to date. Ken explained that there are a number of ways to accommodate a situation like this. Number one, there could be a covenant change requiring the 60% affirmation. You can appeal anything to the AR/ Board by simply requesting a variance. Typically, the neighbors are informed of what you are wanting to do and are given an opportunity to weigh in. The AR / Board will take all of this into consideration.

Rebecca O'Dwyer addressed the covenant violations, noting that we are working to get overgrown lots cleaned up. The weather has been a deterrent and we have given property owners some leeway.

Q. Kern Thomas, Royal Oak Dr. Said that he felt the covenants are not being enforced equally and that because his home is located close to the entrance his property is scrutinized more. He identified issues with boat trailers parked on the lawns of their homes and he was told to move his. He went on to say that the covenants need to be enforced consistently. Rebecca identified that there are a few property owners who were given waivers in prior years. Rebecca noted that the Board is looking in to this issue.

Mr. Thomas also mentioned the speeding on Royal Oak by those who are using Royal Oak to cut through and avoid driving in front of the school. He asked for additional cameras to be pointed down the street. He also asked for additional lighting at the Henderson St / Royal Oak entrance.

Andrew Blum, Basswood asked if the POA can negotiate a shared “right of way” with PCI using a bridge over the canal near Fairway. Cathy said we will be happy to discuss this with PCI but indicated that property is owned by PCI. Mr. Blum clarified his request noting that he thinks one of the really cool things about TR we have a nice walking/biking area within TR said that his reasons are he would like to see a means to be able to extend a trail to be able to access the Bay/Pass bridge. He went on to say that he would not take his kids on Cedar but if there were a way in which one could access the street to the Pass Christian Isles community.

Mr. Blum also asked about speeding in the subdivision, not that it has been acknowledged but not certain that it has been addressed. He indicated that the City has occasionally placed portable signs out and feels that we should have them in the subdivision more often or get our own. Cathy said we looked in to getting our own but the concerns are keeping them secure.

Jude Wheeler, Poinsettia Loop asked what is the status on weekend rental homes. He noted that until it is in your immediate vicinity it’s not a big deal. Cathy shared with those present that the covenant for short-term rentals did not receive the 60% majority, however the covenant regarding rental properties which 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”* did pass. The Board passed a resolution stating that properties identified as short-term who have covenant violations, such as parking and nuisance would be fined immediately per violation per occurrence. Hence, the typical 30 day grace period would not be allowed. Rebecca noted that there are 5 properties in the subdivision listed either on VRBO or AirBNB. She went on to say many of the part time residents allow friends and relatives use their homes.

Susan Niolet, Fairway Dr. Asked the Board to readdress the short-term covenant and making the question clearer. She expressed that whether we have 5 or more than that it opens the door to more coming in and she does not want to see that occur in TR.

Mary Sue McLaughlin, Basswood Dr. made a motion for the Board to readdress the definition of a short-term rental. The motion was second by Susan Niolet, Fairway Dr. The vote passed 23 to zero. Cathy suggested that we add it to the member survey.

Martha Frank, Pinewood Dr. noted that she has been a resident of TR since 1979 and she recalls the Board saying the POA lots would never be built on and they are to be reserved for the spoils from dredging. She asked if there were any changes to this. The Board acknowledged Mrs. Franks and said it would be looked in to before sending the ballot out to the membership.

Joey announced the election result. He thanked the four members who volunteered their names for the 3 open positions. The new 2017-18 board members; serving 3-year terms (2020) are David Duggins, Charlie Reymond and Cary Trapani.

There being no further business the meeting was adjourned at 2:30pm.  
Board Minutes respectively submitted by Terie Velardi, POA Staff.