

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–September 18, 2017 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, Kim Reinike, Ronnie Sedlak, Ken McLaughlin & Charlie Reymond.
Steven Hammons, Mist Dienes & Terie Velardi – POA Staff

ABSENT: Rebecca O’Dwyer & Jediah Bishop

The September 18, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the minutes for the July was made by Ronnie Sedlak, second by Cathy Eagan and approved by all present.

Financials- Ronnie summarized the financials for August emphasizing the expenses compared to the revenue for the month. He noted the big expenses for the month are payroll taxes which reflects 3 cycles due to the holiday schedule; legal/accounting fees which reflects the TP law suit as well as the fee for the POA lot appraisals. The office replaced the all-in-one desk jet printer with an all-in-one laser printer. Otherwise all other expenses are typical and within budget. He noted that we are \$650 above budget for the month.

Collections- Collections for August were reviewed by Terie and referring to the collection report she noted that the collections for the current years dues (2017-18) are at 78% of the total which is in line with previous years for the same period. In addition, we collected \$2,300 in prior years dues. Transfer fees, we collected 7 in August, averaging 5.8 per month which is in line with prior years. It was asked by the board how many of the transfers are actual sales or foreclosures. Terie will report back to the board next month.

Court cases: We were granted judgements on the two cases we filed last month. The members have 30 days to settle the judgement against them. If they do not we will request an abstract and file that with in the Chancery Clerk’s office. In addition, we will file “Notice of Lien” on the property. Due to the Justice court judges having an out of court session they upcoming cases are being delayed 1 week.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. 16 violations and letters were identified, 3 of which have been resolved. Improper vehicle storage (8); Lot maintenance (5). House maintenance (3). One repeat resulted in a \$100 fine. Individual cases were discussed and one waiver was issued to a property owner who has a boat trailer parked behind the front sill of his home but not on a driveway surface. The owner planted some shrubs in front of the trailer so as not to make it an eyesore. The motion for the waiver was made by Cary, second by Charlie and approved by all present. Another request from a member to leave his two boats on his vacant lot was denied.

The board reviewed member comments. The home on Forest that was reported to have raw sewage leaking on to the street was reported to WIPSCO and has been repaired. A member who received a CV letter for improper boat storage provided a list of other properties that appear to be non-compliant and asked for a list of all the letters that the POA has sent out related to this issue. The Board declined to grant this request as we do not share with members that a neighbor or other POA members request a follow-up on

a potential violation, nor do we share copies, names and or addresses of those members that letters were sent to. make

Architectural Review –

It was reported that the owner of 106 Kelly Cove sold his property and we are waiting to hear from the attorney if the appeal to the Board’s decision is now a moot point.

Grounds & Maintenance

Security - Steven reported that the cameras at the pool captured two young boys throwing pool chairs into the water and jumping off the lifeguard stands. The boys were identified and the parents were notified who assured us that it would not be happening again.

Tree Removal – Steven reported the bid to take two trees down on a POA lot on Ironwood and one tree at Treasure Point was granted to Tree Tech. The City has placed the culvert in front of the Ironwood lot.

Tennis Courts – Steven noted that the office pulled the original quote from American Tennis to resurface the court. A request for an update was made and received and presented to the Board. The board discussed additional uses for the court such as a basketball and pickle ball court. No action was taken.

Pool- Steven reported that the Pea gravel at the playground is in place. He also noted that the battery pack to the pool gate reader has burned out and replaced.

Storm Prep – Steven reported that we have received permission to store both the pool & TP cottages on high ground in Long Beach. Our current contractor who is responsible for removing the cottages when we are under mandatory evacuation is in Texas doing storm repairs and is not available to assist in the process. Steven and Terie met with Mario from Corvettes Towing to discuss the parameters in which he would remove both cottages. His bid is in line with our former contractor, however he is not handling the prep work prior to towing. Steven will continue to look for a solution to handling the prep work. Mario noted that as part of regular maintenance we should have the bearings checked annually on both cottages

Neighborhood Watch - Steven asked for 3 additional NWP signs from Sgt. Lincoln

City Liaison - No Report.

Treasure Point –

Steven reported that a few boards popped on the dock at TP which he has secured.

PCI - Cary noted that he reached out to Hank Wheeler who is the president of PCI and is excited to be part of researching ideas that are mutual to both the POA and PCI.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – No report.

POA Lots - Joey discussed questions from individual members made either through the office or through the Next Door. The POA process included having the individual lots appraised and the POA has no intent on giving the properties away as this is not a ‘fire sale’ but because there has been interest by adjacent neighbors and the POA is incurring expenses to maintain the properties. Before the POA can offer them, the membership needs to approve the Board’s initiative to sell the lots. The ballot has been sent out with an October 13 deadline to respond. As of today, we are at 84.5 approval.

New Business:

Survey results:

Dog Park - tabled until the October meeting

Pool/Tennis Courts – David Duggins reported that suggestion for a kids pool, splash pad, more shade, parking and social activities at the pool. 5 individuals suggested using the tennis court for pickle ball and 6 members asked for a basketball court. 12 members are interested in a community wide yard sale. He reported of the 89 surveys he reviewed the consensus was that the members think the POA is doing a good job, noting only one response was less than favorable.

Treasure Point – Charlie Reymond reported 15-17 are in favor of more improvements, 6-7 felt it was not worth adding any additional amenities. The request for improvements included fishing pier, boat slips, sand beach and more shade trees.

Short Term Rentals – Ken McLaughlin reported of the 89 reviewed 35 did not comment at all. Of the 54 who did respond to defining a short-term rental: (2) suggested 1 year; (18)-6 months, (2)- 3-6 Months; (1)-1-5 months; (3)-3 months; (1)-6 weeks; (6)-1 month; (6)- 1 week; (1)-4 weeks; (2) less than a week. Another 5 are for short term rental with no specified time limit, 3 are against it completely.

A lengthy discussion was taken regarding the issue specifically what is the correct question to ask the members. The question regarding short-term rental was posited on the ballot to update the covenants. Terie will supply the Board next month with a summary of the short-term results from the votes taken the covenants.

Membership Directory - In 2014-15 the POA with great assistance from the women’s club the POA put out a membership directory. The office as well as the Women’s Club have received requests for an updated directory. The Board agreed that the office will pursue creating a new directory in the upcoming months.

There being no further business the meeting was adjourned at 7: 20

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the scheduled for October 9, 2017 at 5:30 pm – PCIGC Banquet Room