

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 10, 2017 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, Kim Reinike, Ken McLaughlin and Ronnie Sedlak, Rebecca O’Dwyer & Charlie Reymond (5:35).
Steven Hammons, Terie Velardi – POA Staff

ABSENT: Jediah Bishop

The July 10, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

GUESTS: David Barbato – 106 Kelly Cove and Chris & Cindy Keys – 104 Kelly Cove
Reference – six-foot privacy fence along the adjoining property line extending to the water’s edge. Also, present; Roann Mura, 102 Kelly Cove. All are POA members in good standing.

President Joey Niolet welcomed both Mr. Barbato and Mr. & Mrs. Keys and opened the floor up to Mr. Barbato. Mr. Skip Negrotto introduced himself indicating he was representing Mr. Barbato. Joey acknowledged Mr. Negrotto as Mr. Barbato’s spokesperson. The Keys indicated they did not know they were to have counsel present. Ken McLaughlin suggested that the issue could be tabled until the August meeting. Mr. Keys asked if they needed to have counsel present to decide the issue and would prefer the issue postponed until the next meeting. Cathy Eagan asserted that the Board cannot advise any party as to whether they should or should not have counsel present. Ken McLaughlin made a motion ‘that if one party has brought counsel that the other party should be given the opportunity to have counsel present if they so choose to.’ The motion was seconded by Cary Trapani. Cathy noted that if a decision is delayed we will be outside the 45-day parameter and asked how delaying a decision will affect the 45-day stipulation as set forth in the covenants. Ken McLaughlin amended his motion to include that the 45-day time line would begin as of today. Cary Trapani second the amended motion. Discussion continued with directors asking if the amended motion was an appropriate response as set forth in the covenants. Ken clarified that the intent of the motion was to allow the Keys to have counsel present if they so choose.

Mr. Negrotto addressed the Board noting the plans were submitted on June 4 and indicated if the Board was to table a decision to extend beyond 45 days he would file a motion in court citing the 45-day time frame in the POA covenants section 2B starts from the time the plans are submitted, and as such, the plans as submitted would be approved by default.

The Board went into executive session at 6:00 to discuss the issue and reopened the general meeting at 6:10.

Joey Niolet thanked the Keys and Mr. Barbato for stepping out while the Board reviewed his request. Joey Niolet addressed Mr. Barbato and explained that his plans for a six-foot privacy fence as submitted are being rejected based on the TRPOA Restrictive Covenants - 2B which gives the POA exclusive power and discretion to control and approve all improvements placed on any lot owned by a member, whereas his plans for a six-foot privacy fence that runs along the side yard property line and abuts the waters-edge is not harmonious in architectural design and aesthetic appearance

to the immediate surroundings. He informed Mr. Barbatto that he can resubmit his plans for a fence that would still provide a barrier between the two properties that will not be solid in nature to the rear of the property. Noting that many owners of waterfront properties treat and respect their waterfront architectural elevations as primary. A suggestion was made to review appropriate styles that are suggested in the City's smart code that relate to fences. Joey acknowledged that although the City's smart code references the front two tiers the styles and parameters would be an acceptable option.

Mr. Negrotto asked for a response in writing and indicated that the POA does not list in the covenants an avenue for appeal and will assume that from 10 days they are in receipt of the POA's response they will have 10 days to appeal this decision. The Board acknowledged the 10-day appeal once the POA responds in writing the reasons for denial of Mr. Barbatto's plans.

Minutes - The minutes for the annual meeting in June were tabled until the August meeting.

Financials- Ronnie reviewed the financials noting that they are in draft form and are in line with the budget with no extraordinary expenses. He reviewed accounts receivables noting that accounts that may be three years in rears are the focus. Ronnie noted that accrued expenses include capital improvement projects, such as the continued repairs to the bulkhead, upgraded security cameras and card readers as well as the list of improvements that are being identified by board members and POA members through the POA survey.

Collections- Collections for June were reviewed by Terie and referring to the collection report she noted that the collections for the current years dues (2017-18) are at 65% of the total which is in line with previous years for the same period. An adjustment was made to the total number of lots billed for which reflects individuals who combine lots to mitigate the dues on one or more of their contiguous properties.

Terie noted monitoring the dues collection over the years we are able to determine that we collect 85-87% of the annual dues in its fiscal year, another 4%, 2%, 1% is collected in the subsequent years. Overall, we collect 90-95% over time. We are using the 5-10% as a benchmark for potential bad debt and continue to look for ways to collect more than the 90-95%.

Transfer fees, we collected 6 in May and 5 in June, averaging 5 per month which is in line with prior years. Collection of fees relating to security access cards is always greater in June and throughout the summer months. The annual dues are always due in April and we typically give folks another two weeks in May to pay their dues before their cards are deactivated. This year we extended the grace period another two weeks. The number of cards cut off was greater than in past and is in part due to the e-mail billing. It was noted that we have been communicating with the members about the e-mail billing since last November. The Board directed the office to collect a single fee of \$30 for multiple cards as opposed to \$30 per card for those who have a solid track record of paying on time and if we can confirm that the e-mail we have on file, either through outlook or in our accounting system was an appropriate address.

Covenants, the \$200 collected is associated with the short-term rental violations.

Court actions; although we continually look to collect past fees this is the time of the year where we focus on anyone with a balance of \$500 or more. We send "court action pending" statements and or final letters in attempt to reach folks prior to taking them to justice court. We've identified a new website that shows who and when taxes are paid.

Through this new tool we've been able to resolve some accounts that we had a bad address as well as those who were simply ignoring us.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. 14 violations were identified; Improper vehicle storage (10); Lot maintenance (2) and Free roaming dogs (1). Of the 14 violations 2 violations relate to the ongoing RV storage. Fines have been sent to the property owner and we have filed in court for past due fees. Misty reported that the basketball goal post has finally been removed from the street. The Board reviewed comments from the annual meeting where the members present expressed concern that covenant compliance needs to be consistent.

Board Communication –

The board reviewed member comments. The office received several comments about the basketball goal post and the bicycles that were in the street at the North Street entrance. The office communicated with the owner who in turn reached out to the leasing agent and tenant. The goal & bicycles were moved within 24 hours.

A request was made to have the crepe myrtles at the TR Blvd trimmed so he could drive his 5th wheel in without them touching his vehicle. The maintenance company was contacted to review the canopy and trim as needed. It was also noted that TR Blvd is a wide street and should be wide enough for any vehicle to pass without obstruction.

The issue about underage children driving golf carts and a member's mailbox was hit and firecrackers were placed inside. The member filed a police report but the POA was not given a copy. The board discussed that members who have issues with kids driving golf carts on city streets should communicate with the police. The POA will continue to share the rules and regulations as set forth by the City but the POA has no jurisdiction over the matter.

A member requested that a dead tree on a POA at the water's edge be addressed saying if a storm comes it will fall across the canal and on to his boat house. Steven took pictures and shared with the Board. The Board discussed it and agreed to address the issue. Steven was directed to solicit bids to remove the tree.

A member is interested in separating the two lots that she had combined in 2010 stating one of her sons is interested in building on it. The POA policy is, if a lot is re-subdivided than the dues for the period when the lots were combined would become due. The member asked to have the dues reduced. The Board discussed and confirmed that the policy to collect the past dues for the period would stand.

Architectural Review –

Barbatta – fence; as previously discussed.

Grounds & Maintenance

Security - Steven reported that he assisted the Pass Police with reviewing surveillance tapes to locate a stolen trailer.

Pool- Steven reported that 4 new umbrellas were purchased for the pool. Ronnie asked if there was something, such as a fountain or sprinkler that could be added to the pool to circulate & cool the water. Ronnie will research and share with Stephen for further discussion.

Steven noted that the mulch on the playground has settled and recommends putting pea gravel as opposed to more mulch. We are using pea gravel at TP and it is working well

Neighborhood Watch - Joey noted the Pass Police have joined Nextdoor.

City Liaison - Joey noted that he spoke with the police chief and alderman Pickich about underaged children driving & racing golf carts in the subdivision. The police chief has communicated with his supervisors to patrol more and be on the lookout.

Treasure Point –

Steven reported that the 3 new picnic tables were delivered to TP. 2 are under the pavilion and 1 outside. The one outside has a hole in the center for folks to place an umbrella in it for shade.

Steven reported that he and Charlie walked the east side of TP and inspected the bulkhead and noted there are at least 20 small holes that need to be filled in.

PCI - No report

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – Joey reported that he just received a preliminary survey and has sent it to Roy St. Paul for his review.

Member & Dog Survey – Have been sent out to members in good standing.

New Business:

2017-18 Board

A motion to nominate the following slate of officers for the 2017-18 year was made Rebecca O’Dwyer and second by Ken McLaughlin was approved by all present: President, Joey Niolet; Vice-President – Cathy Eagan; Secretary – Cary Trapani and Treasurer- Ronnie Sedlak.

All members were given the POA’s policy and form on disclosing any conflicts of interest and asked to return to the office within the week.

Committee assignments: Treasure Point-Charlie Reymond, Grounds & Maintenance-Cary Trapani & David Duggins, Pool/Tennis Courts – Ronnie Sedlak & Jediah Bishop, Covenants-Rebecca O’Dwyer & Jediah Bishop, Architectural Review-Ken McLaughlin, PCI Liaison & NWP- Cathy Eagan, Security & City liaison-Joey Niolet.

There being no further business the meeting was adjourned at 7: 35

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the Annual Meeting scheduled for August 14, 2017 at 5:30 pm – PCIGC Banquet Room