

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 9, 2017 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, David Duggins, Ken McLaughlin & Rebecca O’Dwyer.
Steven Hammons & Terie Velardi – POA Staff

ABSENT: Charlie Reymond, Jediah Bishop, Ronnie Sedlak-proxy to Cary Trapani

The October 9, 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 August and September was made by Cathy Eagan, second by Rebecca O’Dwyer and approved by all present.

Financials- In Ronnie’s absence the summary financial report for September. It was noted that the month’s expenses are below the typical and \$4,000 under budget. Complete financials are being tabled until Ronnie is present, and the CPA certifies 2016-17 financials.

Collections- Collections for September were reviewed by Terie and referring to the collection report she noted that the collections for the current years dues (2017-18) are at 80% of the total which is slightly lower with previous years for the same period. In addition, we collected \$4,330 in prior years dues. Of the \$4,330 collected \$2,500 represents the settlement from a court case. We collected 15 transfer fees in September, averaging 7.3 per month which on an average is 2 additional transfers per month. 13 transfers occurred in the month of September and two were transfer that occurred in prior months that the office tracked down. None of transfers were a result of properties being foreclosed on.

COMMITTEE REPORTS:

Covenants- The Board discussed individual cases that occurred prior to Hurricane Nate. The board discussed and asked the CV committee to offer members some time to clean up after Hurricane Nate as well as move boats that were placed on lawns.

Member Comments - The office received a letter from a property owner stating that their new neighbor is interested in building, however there is a discrepancy on the side yard property line. The member asked that the AR committee and Board not approve any plans until the property line dispute is settled. Both members supplied surveys, one was stamped and signed by the surveyor while the other was not. The Board indicated that the surveys needed to be stamped and signed and that the property owners will need to resolve the property line dispute. The office reported that both members are in good standing.

The office has received numerous calls regarding debris clean-up of individual lots, ditches and trash pick-up. It was noted that both the City and Team Waste are being proactive and that it will take some time for all the debris to be picked up. As for individual lots the Board discussed lots that are in their natural state noting trash should be picked up by the property owner but organic materials, such as leaves, and limbs can be left to decompose.

Architectural Review –

Noted above.

Grounds & Maintenance

Steven noted that public works asked to have a culvert on the POA lot on Sycamore removed as it was an impediment to the drainage on the street. Permission was granted, and the City removed the culvert. There are no current plans to replace the culvert on Sycamore since ingress/egress can be obtained on Royal Oak.

Security -

Steven reported that neighbors reported seeing three young males jumping the fence at the pool. Video footage from the security cameras were reviewed and it was noted that they come periodically around the same time. Steven noted that although they are trespassing they are not vandalizing the area and are simply swimming. Steven and the Board members will continue to monitor and are confident the individuals will be identified, and actions taken to prevent them from accessing the pool.

Tree Removal

– Steven reported the trimming and removal of trees at TP, Ironwood and around the pool has been completed. Steven commented that the company, Tree Tech was professional and left the areas clean and as though they were never there.

Pool-

The washed pea gravel was installed at the playground near the pool and it was noted that it held up well from Hurricane Nate at both playgrounds. Steven noted that the pool will be closing at the end of October and brought the needed repairs to the pool decking. Over the past few years we have tried to repair, replace the decking but the issue of it chipping continues. Other decking options, including installing a composite decking over the existing material were considered but dismissed as they would create safety issues. The board asked for additional options. The POA had been addressing this issue since 2012. One contractor gave us a two-year warranty on his work but since then we have not found a long-term solution. Steven noted that the we received a bid to remove the current material and scarify the surface and replace the decking. It was noted that the repairs would take 3-4 weeks at tops and can happen prior to the 2018 seasons. The board will defer deciding until January or February 2018.

Neighborhood Watch

- Cathy noted reports posted on Nextdoor regarding young boys riding around the neighborhood in golf carts. Cathy noted that the Nextdoor app is working well, especially during the storm. The Board discussed the availability of part time residents being able to be members of Nextdoor in both TR and in the neighborhood of their permanent residence.

City Liaison -

Joey reported that he and Alderman Pickich rode around the subdivision reviewing the drainage noting that there wasn't much rain and the water was from storm surge. Joey will follow up with the City to see when storm debris that is placed at the roadway will be picked up.

PCI -

Cary reported that his first meeting with Hank Wheeler, president of PCI and Mr. St Paul to research ideas that are mutual to both the POA and PCI will be next Monday. The primary objective is to review capital improvements that will be beneficial to both entities such as a pool. Rebecca noted that the POA is simply not going to offer financial funds to PCI as the membership would surely not support it. Cary noted that if the POA is going to make improvements to enhance the subdivision, perhaps it can happen at PCI. Cary noted that the meeting is simply to explore possibilities. Joey agreed but emphasized that the POA should not make improvements to property not owned by the POA. Cathy asked that Cary to address with the new PCI board to come up with a meaningful social membership, one that will show what you receive for the social membership fee. Possibilities offered from the board included a specified number of social events, monthly credit at Mulligans.

OLD BUSINESS:

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

POA Lots - Joey reported that the deadline for the members to respond to the ballot allowing the Board to act in selling POA lots is this coming Friday, October 13th. It was noted that currently the results are 91% in favor. The process was reviewed again. Terie noted that the number of members responding is at 30% which is 5-10% greater than the number who respond to board elections.

Survey results:

Dog Park - Rebecca reported that 88 members responded; 56 own pets, 32 do not. 55 members were not in favor of a dog park while 32 were in favor and one had no response. Joey noted that the City is unable to build a dog park at Henderson Park as they cannot fence any part of the park in. He noted that there is a group who are looking in to putting a dog park at the Randolph Center.

Short Term Rentals - At the September board meeting the board asked the office to provide a summary of the all the votes taken on the short-term rental issue.

Terie provided the board with the summary starting with the questions and results from the votes to amend the covenants in November 2015 and February 2016.

1. The question addressing property owners who rent or lease their homes responsible for ensuring their tenants and or guests are aware and abide by the Association restrictive covenants passed with an 84% response.
2. However, subsequent questions defining the duration of what a short-term rental consists of did not result in a 60% + affirmative response.
3. Again, neither option [1 week (42%) or 6 months (58%)] on the runoff question in February 2016 resulted in a 60%+ affirmative response.
4. In October 2016 the Board passed a resolution defining a short-term rental as any structure or property within Timber Ridge, that is bound by the covenants of the Timber Ridge Property Owner's Association, and is rented, leased, or occupied by residents other than the legal owner for a period of less than 6 months. It also noted short term rental properties, as made evident by advertising, shall not be granted a 30-day grace period for covenant violations. Fines will be immediate and due upon receipt. The fine per violation, per day is \$100.
5. The results from the 2017-member survey as reported last month by Ken were also reviewed.

(89) surveys reviewed 35 (39%) did not comment at all.

Of the 54 who did respond to defining a short-term rental:

(2)	1 year	(3.7%)	
(18)	6 months	(33.3%)	
(2)	3-6 Months	(3.7%)	
(1)	1-5 months	(1.9%)	} 77.7%
(3)	3 months	(5.5%)	
(1)	6 weeks	(1.9%)	
(6)	1 month	(11%)	
(6)	1 week	(11%)	
(1)	4 weeks	(1.9%)	
(2)	less than a week	(7.4%)	

Another 5 are for short term rental with no specified time limit (5.9%)

3 are against it completely (3.4%).

Having reviewed the results of the votes on the covenants, the actions the Board has taken with the resolution and recent survey Joey asked if additional actions on the issue are warranted. A motion to not make any changes and to continue to operate under and enforce the resolution set forth by the board was made by Rebecca O'Dwyer and second by Cathy Eagan. Discussion followed.

Ken Mclaughlin noted that whether to allow short-term rentals in TR has never been fully vetted. The question; do you want short-term rentals in TR was never asked...the one time it was asked a 60% affirmative response was not obtained. The decision to allow short-term rentals in TR has to be made by the Board unless we can clearly define the question to obtain a yes or no vote, so a 60% response either way can be achieved.

Cathy Eagan pointed out that the results of the current survey (77%) supports the 6 months or less duration as stated in the Board Resolution. However, if the Board were to make any changes restricting or eliminating short-term rentals we would have grandfather those currently effected.

Rebecca O'Dwyer noted there are 7 homes in TR that have been identified based on the parameters set forth in the Board Resolution. It was later noted that there are several other homes in TR that are rented out. The POA does not know the exact number nor the duration of these leases. Grandfathering would have to take in to consideration not only these properties but those who purchased believing they could possibly rent their home in the future.

David Duggins acknowledged being the new kid on the block and asked how big of a problem is this? How many incidents since the Board Resolution went in to effect have there been? Terie reported – one home, 2 fines.

Ken indicated that this was not the issue but rather the issues of the membership who are not very receptive to this 'thing' is that they did not buy a house in TR to have a new neighbor every other weekend. They purchased their homes in a neighborhood where they can get to know their neighbors. Ken referenced his home in Metairie as a residential community where short-term rentals are not allowed. It was noted the City of Metairie does not allow short-term rentals. The City of Pass Christian does not have such restrictions.

Cary Trapani called for a vote: The motion passed 4:1
Voting in favor of the motion not make any changes and to continue to operate under and enforce the resolution set forth by the board are Cathy Eagan, David Duggins, Cary Trapani, Ronnie Sedlak (proxy to Trapani).

Voting against: Ken Mclaughlin

Not voting: Joey Niolet, President, Rebecca O'Dwyer- recused

New Business:

Hurricane Nate – Steven reported that the cottage at TP was removed by our new contractor, Corvettes Towing and stored on high ground in Long Beach. Prior to evacuation Steven inflated the tires but one tire was completely flat. He noted that all the tires are worn or dry rotted and need attention. The contractor assisted in using a good tire from the cottage at the pool and inspected both cottages. It was noted that before transporting the cottage back to the point the tires and bearings needed repair. The cost for each cottage is \$1250. A motion to approve the expenditure was made by Rebecca, second by Cathy and passed 5-0.

There being no further business the meeting was adjourned at 7: 00

Board Minutes respectively submitted by Terie Velardi, POA Staff.

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