

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–May 14, 2018 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, Ronnie Sedlak, Charlie Reymond & Rebecca O’Dwyer.
Steven Hammons, & Terie Velardi – POA Staff

ABSENT: David Duggins, Ken McLaughlin and Jediah Bishop. (no proxies offered)

The May 14, 2018 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the minutes was made by Cathy Eagan, second by Rebecca O’Dwyer and approved by all present.

Financials- Ronnie reviewed the Treasurer’s summary report noting that revenues represent payment for the 2018-19 annual dues and noted that funds are transferred from the checking account into an interest-bearing account. Interest on the two CD’s (reserve accounts) from the sale of the two POA lots was summarized noting we’ve earned \$240+ to date since the February 27 initial deposit. Ronnie noted that the 2018-19 budget has not yet been finalized, however he noted that using last year’s expenses regarding Hurricane we are budgeting \$15,000 this year. Motion to approve the financials was made by Rebecca O’Dwyer, second by Cathy Eagan and approved by all present.

Collections- Collections for April were reviewed by Terie. She noted that we collected \$137,000 or 41% of the 2018-19 dues. With the 13% of pre-paid dues collected in March we are 6.5% ahead of last year. We continue to pursue and report the collection of prior years dues and noted that over three years we are collecting on an average of 91% for the respective prior years dues. Terie indicated we utilize the prior year’s collections over time to determine how the board budgets expected income from prior years. We collected 4 transfer fees in April, all representing sales. In 2017-18 we collected 76 or \$19,000 in transfer fees for an average of 6.3 per month. The average over the last 5 years is 67 transfers or 5.6 per month.

COMMITTEE REPORTS:

Covenants- The Board reviewed outstanding covenant violations. The Board addressed repeat violations on TR Blvd., Last month the Board directed the office to assess a CV fine immediately for the repeat violation of parking on the lawn. The office reported that a letter and fine was sent to the owner. Other violations pertain to improper vehicle storage, the condition of a home on Hackberry, condition of fences throughout the neighborhood.

Lot maintenance - Per the POA covenants section 3G. Any lot that has been improved in any manner shall be maintained by its owner. The Board noted that the area improved or cleared shall be subject to the covenant not necessarily the entire lot.

Member Comments – Member comments are reviewed as they occur by the officers and director who oversees relative issues. Several requests for pool parties and use of the pavilion at Treasure Point were made in April. As noted in the March minutes a member contacted the office regarding the parameters for installing solar panels on their home. A member asked if they have multiple properties and are current with their dues and no violation

on one but not the other, are they considered a member in good standing on the one lot and allowed to vote in the upcoming board elections. The Board reviewed the Association's by-laws and covenants and concluded that for a member to be in good standing they must be current on all properties. The Board reviewed a member's concerns on issues pertaining to the POA lot on Hackberry. Steven facilitated the City's public works department access to clear up the drainage.

Architectural Review –Requests include: Installation of a six-foot fence rather than a four-foot fence previously approved. The member is not in good standing therefore, the request is denied. The owner is free to install the four-foot fence which was approved when they were in good-standing. The request to place a pre-fab carport with metal roof on their lot was denied as it is considered not in keeping with the AR standards.

Grounds & Maintenance - Steven reported the right of entry to clear out ditch on POA lot on Hackberry was issued and task completed by the City. Looks good and appears to be draining well.

City Update - Joey reported that Alderman Pickich will be sending out a list of streets in TR that will be paved this year. Joey noted that we have not yet heard back from the City officials regarding the speed limit sign and will follow up.

Security - Steven continues to assist the City Police with reviewing the cameras at the entrances. The new card reader system is working well at the pool and we have installed internet service at both cottages to assist and streamline the access card system and cameras. Ronnie suggested that we look in to putting cameras up on Royal Oak noting that folks not living in TR use Royal Oak to by-pass the school. No action taken.

Pool- Steven noted he replaced one of the steps to the pool ladder. We added two additional umbrellas that were purchased at 50% off from the Rite-Aid store closing. Steven noted that we replace umbrellas regularly as they receive extensive use and simply wear out. Terie and Steven met with the lifeguards to review their role and responsibilities. Steven noted that with the new card reader system and the cameras at the pool we can identify individuals who enter the pool. Terie noted that updating and inputting the property owner's information is ongoing and will take some time. Steven reported that several folks come and then allow others to enter. We have identified the folks and have contacted the folks and reviewed the pool rules. Steven noted that four new cameras have been installed at the pool and offer better clarity and broader range of surveillance. They can be reviewed remotely and will occur down the road.

Treasure Point – Cathy asked about the safety cones that are lined up at the point. Steven noted they are for the wi-fi cable to the cottage. Cable One lays the line and a subcontractor buries the line. Terie will follow up with Cable One to encourage a quick remedy. Steven noted that the bulkhead that is adjacent to the Eagan properties is failing and needs to be addressed. Joey will follow up with our Attorney regarding the tidelands issue at the point. Steven noted that the drainage at TP Road has always been bad. He met with public works noting that the drainage is clogged. The recommendation is to add a culvert on the east side of the road and elbow it to the water. The Board approved the purchase (\$500+/-) of the culvert pipes and the City will clear out the ditch and install the culvert.

Tennis Court – Joey noted that he, Cathy, Steven and Terie met with Jeff from American Tennis to review the condition and options for increased utilization of the tennis court. Jeff presented a proposal to the POA with different options for the repairs to the surface as

well as the fence, options for basketball goals and lighting. The center portions of the fence where the gate is, and opposite to the gate is lower (6') and is in poor condition and needs to be replaced to match the existing 10' perimeter. The POA already approved to add a gate reader as part of the pool installation to the tennis courts. The lighting is an upgrade to LED lighting with new poles. MS Power offered a proposal where the costs are extended over 7 years and is substantially higher than the quote from American Tennis. The interest in the installation of the basketball goals is a result of the member survey. The Board reviewed the cost and the funds set aside for capital improvements from the 2017-18 year.

A motion to approve the repairs to the court, fence, lighting, basketball goals and center anchor for the net (surface and line painting for all options is included) was made by Rebecca O'Dwyer, second by Cathy Eagan and approved by all present.

Neighborhood Watch - No report

PCI - No report

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – No additional information. We are still waiting to hear back from the Secretary of State regarding the tidelands report. Joey to follow up.

POA Lots - Terie reported that the FSBO signs have been placed on the 4 remaining lots with a few calls but no offers. The Board discussed alternative methods to offer the properties or to take them off the market. O'Dwyer Realty offered to list the properties at no cost to the POA. A motion to accept the offer of listing the properties with O'Dwyer Realty with no listing fee, buyers to pay all closing cost except the prorated taxes was made by Charlie, second by Cary and approved by all. The board will review the appraisals on each of the properties to determine an asking price.

Solar panels – Tabled. All members have been asked to review the covenants from different homeowner associations.

Young's Bayou – Ronnie reported that the State resurveyed the area. Th dredging is expected to begin in mid-May and take approximately 20 days to complete the dredging.

Board Elections: Ballots have been sent out to all members in good standing. As members pay their dues the office either gives or sends a ballot to them. The deadline for the ballots to be returned is Friday, June 8th.

NEW BUSINESS:

There being no further business the meeting was adjourned at 7:30

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting scheduled for June 10, 2018 at 1:00 pm inside the PCIGC Banquet Room.