

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–July 16, 2018 Meeting**

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

**ABSENT:** David Duggins, Ronnie Sedlak , Nancy Hardenstein (no proxies offered)

The July 16, 2018 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm. Joey welcomed Kim Reinike back to the board and acknowledged Nancy Hardenstein as a new member. Noting that the annual meeting was in June typical reports for May & June are being addressed in the July meeting.

**Minutes -** Motion to approve the May & June minutes was made by Cary Trapani, second by Rebecca O’Dwyer and approved by all present.

**Financials-** In Ronnie’s absence Terie reviewed the Treasurer’s summary reports for May & June. The total cash in checking and savings for May was \$303,000. \$45,000 in dues was collected and \$69,500 in debits was recorded which included \$50,000 transfer from checking to the savings account leaving the typical \$15,000 for monthly expenses. Total cash in June was \$292,00. \$32,000 in dues was collected and \$43,000 in debits was recorded. Expenses beyond the typical include the deposit for the tennis court project, Security card reader system upgrade at the pool and additional/ replacement security cameras, totaling \$27,000.  
Interest on the two CD’s (reserve accounts) from the sale of the two POA lots was summarized noting we’ve earned \$492+ to date (June 30) since the February 27 initial deposit. In Ronnie’s absence it was noted that the budget would be addressed in August.

**Collections-** Collections for May & June were reviewed by Terie. She noted that we collected \$72,000 or 21.7% of the 2018-19 dues in May & June collectively. 76% of the current years dues has been collected representing an 11% increase over the same period last year. We collected 6 transfer fees in May and 7 in June averaging 5.7 per month. 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 violations on short-term rentals, noting that without supporting documentation the issue becomes a “he said, she said” scenario, as such the Board has determined that property owners that experience disturbances, such as noise whether it be from a short-term rental or other need to file a report with the Pass police department and provide documentation of the incident.

The Board discussed the boats and trailers parked on the neutral ground and or vacant property on Poplar Point. The office will follow up and report back. It was noted that a CV letter was sent to a property owner for the condition of the property, specifically the

condition of the front steps on Hackberry. The homeowner has been in touch and has indicated that they are working on rectifying the situation, noting a neighbor is assisting them in the removal of the steps. The Board acknowledged that if the property owners are working on rectifying the issue no fines would be assessed. Other violations included the condition of fences, boats and trailers not parked behind the front sill, lot condition on Royal Oak, Northwood, Sycamore and Palmwood were addressed.

**Member Comments** – Member comments are reviewed as they occur by the officers and director who oversees relative issues. The number of requests for pool parties and use of the pavilion at Treasure Point are up from last year. We received 4 inquiries on POA lots on Hackberry, Pinewood and Youngswood Loop. Five AR applications were received and sent on to the AR committee; 3 new homes, porch addition and the installation of louvers to the front and side of a raised home. All were approved. Property owner at the corner of Palmwood and Fairway supplied a copy of the DMR application for a new bulkhead.

**Architectural Review** –Noted above.

**Grounds & Maintenance** - Steven reported the City installed the 60' culvert the POA purchased at Treasure Point Rd. Steven noted that an adjacent property owner has a dumpster on their lot and utilizes the arear that the culvert is placed on. It was noted that the dumpster has been there for a few years. The Board asked the office to contact the owners to see how much longer they believe they will be under construction and in need of the dumpster. It was noted that the POA has previously asked members to remove dumpsters that have been present over extended periods of time. All Season's repaired an inground water leak between the pool and tennis courts. Steven noted that he met with one contractor on the repairs to the stairs, flashing and siding at the entrances to both cottages. Joey mentioned that he spoke with the contractor who indicated he was not interested in the project. The Board discussed other possibilities. Steven and Charlie to follow up. Steven asked the board if they wanted him to secure bids to paint the cottages. Tabled until after Labor Day.

Charlie reported that the City is getting ready to repair the sewer system at the TR Blvd and North Street entrance.

**City Update** - Joey reported that he met with Chief Hendricks regarding the portable speed limit sign. The City is in the process of securing a grant to purchase some for the City. It's solar powered that tracks vehicle speed and usage. The Board has previously approved donating up to \$3,000 to the City to purchase one, with the stipulation it be used in Timber Ridge. The Chief will have complete control on where and when the speed limit sign is placed. The Chief mentioned that the one the City is interested in purchasing runs closer to \$3,200. Cathy Eagan motioned to increase the POA donation and allocate up to \$3,500, second by Rebecca O'Dwyer, approved by all present. The Board asked if the City sweeper truck is working and when is it scheduled for TR. Joey to follow up.

**Security** - Surveillance video captured two teenage boys playing with a tube of silicone taken from the cottage. Steven secured the overhead access from the bathroom area into the locked area in the cottage. The Sk-Net system is working well.

**Pool-** Steven noted the pool contractor replaced one of the pol filters in May. 40' of piping was buried between the card reader, cottage and tennis court for the card reader system.

**Treasure Point** – Steve reported that the 2 additional picnic tables were delivered to the point in May. Steven reported that he placed reflectors on the pilings at the boat ramp to assist boaters when backing their boat trailers onto the ramp. The Board discussed comments from the annual meeting where members requested that vehicles be restricted from the playground area. The Board discussed the possibility of placing posts that restrict access of vehicles, other than golf carts as well as adding benches to other areas to allow anglers a place to sit and fish.

**Tennis Court** – As previously reported.

**Neighborhood Watch** - No report

**PCI** - No report

#### **OLD BUSINESS:**

**Treasure Point- Secretary of State, Tidelands** – Joey noted that the POA attorney is in communication with the surveyor to get a legal description specifically of the area inside the gate that is owned by the State that would be included in the POA 's tideland lease.

**POA Lots** - The Board reviewed the appraisals and a current BPO to determine listing prices for the remaining lots. The lots will be listed soon.

**Solar panels** – Joey reviewed a property owner's request and noted that the contractor has been in touch with the office. The Board needs to offer guidance to the AR committee and reviewed guidelines from other homeowner associations. The Board asked the office to send the guidelines to the AR committee for their thoughts.

**Young's Bayou** – On going.

**Board Elections:** Joey noted the results from the elections were addressed at the annual meeting. The top 3 vote getters; Cathy Eagan, Kim Reinike and Nancy Hardenstein will serve through June 2021. Ronnie Sedlack will fulfill the vacancy on Jediah Bishop's term, serving through June 2019.

#### **NEW BUSINESS:**

**BOD – Officers & Committee assignments** - The slate of officers; President, Cathy Eagan; Vice President, Joey Niolet; Secretary, Rebecca O'Dwyer and Treasurer, Ronnie Sedlack was made by Charlie Reymond, second by Cary Trapani and approved by all. Committee assignments: Member Liaison - Cathy Eagan, City Liaison -Joey Niolet, Security – Kim Reinike, Architectural Review Liaison – Rebecca O'Dwyer, Grounds & Maintenance – David Duggins, PCI Liaison – Cary Trapani, Treasure Point – Charlie Reymond, Covenants – Nancy Hardenstien, Pool & Tennis Court – Ronnie Sedlak, Neighborhood Watch – BOD. The Board reaffirmed the members of the AR committee as Ken McLaughlin, Ed Denechaud and Brian Kett.

**Banking Privileges** – A motion to acknowledged and affirm, per the Associations By-Laws and covenants that the four officers and office manager are listed as signatories on the POA bank accounts was made by Cary Trapani, second by Charlie Reymond and approved by all.

**Donation of Member Lots** – Joey noted that the POA has been offered a donation of 3 adjacent lots on Fairway Dr that abuts the PCI golf course. Charlie mentioned that the property owner has recently sold his residence and has no plans for the lots and will donate them to the POA providing they do not sell them and do something for the betterment of the community. The Board discussed the pros and cons, including but not limited to the expenses (taxes, maintenance), to its use as a community park, joint venture with PCI. Cary Trapani motioned to accept the donation of the lots, second by Cathy Eagan and approved by all present.

There being no further business the meeting was adjourned at 7:10

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is scheduled for August 13, 2018 at 5:30 pm inside the PCIGC Banquet Room.