

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–August 13, 2018 Meeting**

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

**ABSENT:** Ronnie Senlac, (proxy to Joey Niolet)

The August 13, 2018 TRPOA Board of Directors meeting was called to order by President Cathy Eagan at 5:30pm. Cathy introduced and welcomed Hank Wheeler, President PCI Golf club and noted that it is in the best interest of both organizations to continue to work together and find avenues to support and enhance the Timber Ridge community.

**Guest –** Hank Wheeler, PCI president. Hank thanked the Board for the opportunity to address the board and offered an update on the status of the golf club and then addressed possible opportunities the two entities can engage in that will be beneficial to all. Hank identified an issue that prevails in the community, is that if you don't live on the golf course you don't really appreciate the value of the golf course to your property. Hank noted a few years ago the financial status of the club was serious. They were in the red but have since managed to build themselves out of the hole and are in the black, holding their own but struggling along. Membership pre-Katrina was 400+/-, today it's 120+/- . He noted a small number of groups offer a tremendous amount of support to the club by playing a few times a week, purchasing a tractor, chemicals for the greens and have donated a large amount of time. Currently the club is working on their greens switching to a different grass seed that requires less maintenance and one that is more tolerant of the salt like conditions in our area. The process began a month ago with notable progress and will continue until all the greens have been addressed. Recently the Club hired a new chef, Joann York and feels that she is a wonderful chef and great addition to the club. Last year they hosted a few *Mystery Murder Dinner Theater* evenings and have plans to do another in a month or so. The dinner theaters assist by bringing in folks from outside the community. Hank noted that many folks think that the club is private and are constantly looking for ways to change that impression. The club utilizes the Nextdoor app which has been very useful in advertising the club activities. The club utilizes "Golf Now" for reservations. Hank asked the Board to help and think of ways in which they can get the community more involved whether it be recreational amenities or events. Hank noted that they feel they need to do a better job engaging a younger generation. He used the example of the yacht clubs, noting that when kids grow up around the club they tend to come back as they get older. Hank asked the board for any questions, comments or suggestions. Rebecca O'Dwyer asked if the golf club ever considered delivering food to the pool. It was noted that the pool is open until the end of October and there are many times when folks order pizza, why not sandwiches from the golf club. Hank acknowledged the idea and said it would be looked in to. Nancy Hardenstein asked if the club offers lessons to children. Currently the Club does not but the PC High golf team practices here. Nancy also asked if the club utilizes the different wedding magazines and other marketing tools. Hank noted that his board is considering a social membership. Hank reiterated the club's openness to any idea and invited anyone to attend their board meetings on the third Tuesday of each month at 5:00

The Board discussed possible activities to promote community engagement, including but not limited to; Wine & Cheese -PCI-Night-come and get to know your Club. Coordination

with PCI Diamonds and the Woman's Club -Poker Run, Golf Cart Parade, Christmas Party/Boat parade. Cathy suggested that the discussion be tabled and addressed after Labor Day.

**Minutes -** Motion to approve the July minutes was made by Rebecca O'Dwyer and second by Cary Trapani; approved by all present.

**Financials-** In Ronnie's absence Cathy reviewed the financials & treasurer's summary reports for July. Cathy noted that other than our typical expenses we purchased a new computer for the office. The replaced computer is being dedicated for the security access system at the pool and will also handle the access readers at the Point once they are installed. Motion to approve July's financials was made by Joey Niolet, second by Rebecca O'Dwyer, approved by all. Cathy reviewed the budget and asked for a motion to approve. Motion made by Joey Niolet, second by Rebecca O'Dwyer, approved by all.

**Collections-** Terie reviewed collections for July. She noted that we collected an additional 3.5% of the current years dues. 79.4% of the current years dues has been collected representing an 4.6% increase over the same period last year. We collected 9 transfer fees in July averaging 6 per month. 8 represented sales & 1 was from a foreclosed property. 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. 12 Access cards were reactivated for a total of 68 for the year. Cathy noted that we need to update the Board resolution for the current president and add the secretary as being authorized to sign the paperwork to place liens on properties of those who are delinquent. The motion was made by Joey Niolet, second by Nancy Hardenstein and approved by all.

#### **COMMITTEE REPORTS:**

**Covenants-** On behalf of the covenants compliance committee covenant issues were reviewed by Nancy Hardenstein and discussed by the Board. Most violations relate to vehicle storage ranging from inoperable vehicles, commercial vehicles, boat or improper storage. Other violations reflect lot and home maintenance, RV home possibly being used as a residence. It was noted that a certified letter was sent to the property at the corner of Sycamore and Royal Oak regarding lot & home maintenance as well as past dues.

**Member Comments** – Member comments are reviewed as they occur by the officers and director who oversees relative issues. A request for an update on the dredging came in from property owners and potential buyers. E-mails were received from property owners as a matter of information regarding issues they are experiencing with neighbors (property dispute, trespassing). Communication with a property owner regarding lot maintenance/improved property is ongoing.

**Architectural Review** – Two AR applications were received and sent on to the AR committee. Both were for new pools; One met the setback requirements, the property owner of the other requested a variance to the rear yard setback at the water's edge. A motion to approve AR recommendation for approval was made by Joey Niolet, second by Rebecca O'Dwyer and approved by all.

**Grounds & Maintenance** - Steven reported that he is in the process of receiving bids for the storage at the pool and the repairs to the siding at the entrances to the cottages. He also noted that the contractor removed the grass at the edging around the tennis courts in preparation for the repairs. The project has been pushed to late September due to weather conditions of their other projects.

**City Update** - Joey reported that he heard back from the City regarding the speed limit sign. The cost is slightly higher than the amended amount the Board approved at its last meeting. The Board approved to allocate up to \$3,500 and the cost is \$3,800. The Board agreed to donate up to \$4,000 to the City to purchase the portable speed limit sign, 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. Joey Niolet motioned to increase the POA donation and allocate up to \$4,000, second by Rebecca O'Dwyer, approved by all present. Joey noted that a letter will be sent to the Chief and the City attorney, once they approve the topic will be placed on the Board of Alderman's agenda. It was asked why it was taking so long to get the sign. Cathy reported that the City had put a grant in for portable signs to be used throughout the city and ours was to be ordered in kind at the same time. We heard today that the City received a grant, but the portable signs were not approved. Joey reported that Alderman Pickich drove through the subdivision with the Mayor to show the need to have street in TR paved. The mayor indicated that the only street that is on the list for paving this year is Asmart and none in Timber Ridge are slated for paving. Joey also inquired about the need to have the street sweeper come through TR but is not aware if has been in TR yet.

**Security** - Kim noted reviewed the incident where a child was bitten by a dog. A police report was filed and a letter from the POA was sent to the property owner. Kim also reviewed an incident where high school age children were hanging out in the drive of a vacant home, playing loud music before school hours. The teenagers were seen by neighbors pulling out of the drive without looking and speeding around the corner of Royal and Kingswood. The neighbors were asked if they see the children there again to contact the police immediately. Kim reported that the Police recently hired three additional officers and are going to increase patrols in the area.

**Pool**- Steven noted he installed the cascade fountains at the pool. contractor replaced one of the pool 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 cameras by the pavilion have been badly damaged due to a power surge on July 17th. The electrical components on the cameras and to the low voltage lighting at the pavilion have burned. The cause has not definitively been identified and is still under investigation. The cameras at the gate were not affected. Steven has been in contact with the contractor regarding replacements and additional cameras to fill in the voided areas. Steven is in the process of receiving bids to dig a trench from the gate to the cottage and pavilion to place the cable and lines underground. Cathy reported that she, Joey & Steven met at TP to review options to facilitate a security barrier near the playground. It was noted that picnic benches would be moved close to the playground which will restrict vehicles from coming near the playground. They reviewed the possibility of placing posts along the perimeter, but it would restrict those who have limited mobility. Steven reported that he is looking at the costs to add additional benches along the perimeter. To be continued

**Tennis Court** – As previously reported.

**Neighborhood Watch** - No report

**PCI** – As noted above PCI President Hank Wheeler addressed the Board

**OLD BUSINESS:**

**Treasure Point- Secretary of State, Tidelands** – No update.

**POA Lots** - The contracts for the respective properties have recently been signed. The Board reviewed the appraisals and a current BPO to determine listing prices for the remaining lots. The lots will be listed soon.

**Solar panel guidelines** – The Board agreed that solar panels will be allowed and reviewed the guidelines and the application submitted by the homeowner on Fernwood. The original application was sent to the AR committee and AR asked for guidelines and input from the Board. Emphasis is placed on the fact that panels should be placed as though so they have minimal visual impact on surrounding residences. The panels should be mounted as close to flat on the roof as possible. No part of the installation should be visible above the peak of the roof on which it is mounted. Ground-mounted solar panels are strictly prohibited. All non-absorbing parts must either be black or painted to match the roof or in certain circumstances, be enclosed and painted to match the background. There should be minimal space between panels. Piping, wiring and color devices must be hidden or minimally visible. Homeowner must ensure that all surfaces or such devices or equipment are properly and timely maintained to prevent peeling, cracking of paint, loss of coloration, or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community. Community established fines will be imposed for infractions of maintenance guidelines.

The application for solar panels should include the following: Drawings and/or photos showing proposed location on the roof, with color photos taken from street. Detailed information regarding size, installation details, materials and color.

Cary Trapani made a motion to approve the guidelines for solar panels for the Timber Ridge subdivision, second by David Duggins and approved by all. Guidelines are submitted to the AR committee for their recommendation to the Board.

**Donation of Lots to the POA** – No action

**NEW BUSINESS:**

There being no further business the meeting was adjourned at 7:05

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is scheduled for September 9, 2018 at 5:30 pm inside the PCIGC Banquet Room.