

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–September 10, 2018 Meeting**

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

ABSENT: Cary Trapani, (proxy to Nancy Hardenstein)

The September 10, 2018 TRPOA Board of Directors meeting was called to order by President Cathy Eagan at 5:30pm.

Minutes - Motion to approve the August minutes was made by Rebecca O'Dwyer and second by Joey Niolet; approved by all present and by proxy.

Financials- Ronnie reviewed the financials & treasurer's summary reports for August noting that we are in line with our typical expenses for the month. He reviewed certificates of deposit noting to date we've earned \$750 in interest since March on the two deposits. He also noted that he saw that the bank is offering a 2.75 rate on a 30-month CD and suggested we deposit the proceeds from the upcoming sale of the POA lot on Youngswood Loop in to a CD with the 2.75 rate. The Board discussed the merits and reviewed the balance in the money market savings account. A motion was made by Rebecca O'Dwyer, second by Nancy Hardenstein to take additional funds from the Association's money market account and deposit \$40,000 into a 30-month CD. The motion was approved by all present and by proxy.

Collections- Terie reviewed collections for July noting the current month collections for the current year's dues are in line with previous years. Currently we are at 80% and last year we were at 78% for the same time. We collected 7 transfer fees in August averaging 6.6 per month. All 7 represented sales. 4 Access cards were reactivated for a total of 72 for the year. Terie noted that we continue to reach out to members with delinquent dues. Fifteen plus final notices were sent out via certified mail. Several are slated for court and we are reviewing those accounts in which the POA will be placing liens on the respective property.

COMMITTEE REPORTS:

Covenants- Nancy Hardenstein reviewed the findings for the covenant's compliance committee. In August the office sent out 26 first notices, 5 second notices with violation fines. # have been resolved and 4 members reacted to their notice. Nancy addressed a property on Dogwood with the Board noting a myriad of issues ranging from the condition of the improvements, lot condition to scaffolding being on site for a long time. The Board reviewed additional properties on Youngswood Loop, Birch, Fernwood, Northwood, Ironwood Cove and Dogwood. It was reported that folks are parking trailers on a POA lot. Notices were placed on the trailers stating if not removed they would be towed at the owner's expense and further infraction would result in immediate towing. Two have been removed one remains.

Member Comments – Member comments are reviewed as they occur by the officers and director who oversees relative issues. Communication with a property owner regarding lot maintenance/improved property is ongoing. The property owner is past due on the current years' dues. The Board acknowledged that until the dues are current the property is in violation and fines will continue. The Board reviewed comments from

property owners regarding free roaming dogs. It was suggested that a reminder about the City's leash laws and POA covenants be included in an upcoming e-blast.

Architectural Review – A request for a five-foot dogeared fence to allow his large dog who likes to run and can jump a four-foot fence was made by a property owner on Palmwood. The Board approved a 5' x 4" wide with 2" spacing wood picket style fence providing a building permit from the City is obtained. The Board reviewed the request for solar panels. The original request identified the panels were to be placed on three different sections of the roof. In speaking with the contractor, it was noted that the layout of the proposed panels utilized a photo from Google Earth. The POA requested an onsite determination of the needed panels and requested that the roof sections be limited to the rear or reduce the number of roof panels. The onsite inspection resulted in the consolidation of panels to two sections of the roof. The Board reviewed the communication with the AR committee pertaining to the Board's guidelines and POA covenants. The Board acknowledged that the City currently has not addressed solar panels and that the guidelines represent desirable outcomes but are not considered absolute. A motion to approve the plans as submitted with the reduced number of roof sections effected was made by Joey Niolet, second by Rebecca O'Dwyer and approved by all present and by proxy.

Grounds & Maintenance -

City Update - Joey reported that the City approved the POA's donation for the portable speed limit sign at the last Board of Alderman meeting. Joey noted that Victor Pickich indicated the City is working on drainage in TR as well as the right of ways being cleared. Joey will follow up with Victor regarding the latest updates on the slab removal. Ronnie asked that the trees that are overhanging the roadway at Royal and Country Club be trimmed. Others mentioned the bamboo at the entrance to PCI on Fairway as impeding the view of cars on Fairway. Cathy noted she was approached by City Alderman at Large, Kenny Torgeuson about the issue of kids driving golf carts in the subdivision. Cathy shared that the POA will often remind property owners what the City laws are pertaining to golf carts, but the City needs to enforce the laws, perhaps first with a warning from the police.

Security - Kim noted it has been quiet. He has not heard any more regarding the dog bite reported last month.

Pool- Steven reviewed the incident where lightning struck trees at the pool and affected the electronics at the pool including but not limited to taking out the axis cameras, cable one modem and sk-net system. Terie reported that we have made a claim with the POA's insurance company and Steven has met with the adjuster. We are gathering all documentation including bids or expenses and the video showing the lightning strike. The Board agreed that the affected tree(s) should be removed and stumps ground down. Steven noted that there are additional stumps around the playground that need to be removed and requested permission to include them as part of the scope of work when receiving bids. The Board approved the request.

Treasure Point – Steve reported that the digging and installation of underground cable line is underway. The new cameras are on site and will be completed once the installation of the cable is completed.

Tennis Court – Terie reported that the office requested an update from the contractor on the start date of the tennis court project. The contractor indicated that the new tentative start date is October 1 with the fence and the post for the basketball goals, not the backboards will be installed during the first phase which should take a week to 10 days. Once completed another crew will come in to do the resurfacing. Joey asked when and where the post for the access card reader would be installed. Steven reported that the post will go in after the fence and resurfacing and be placed outside the fencing with a goose neck arm extending into the tennis court area and cage restricting access to the exit button. Steven reminded the Board that a subcontractor will need to install the electrical to the base of the light poles. Steven is acquiring bids with one coming in at \$2,000 + /-.

Neighborhood Watch - No report

PCI – Cathy reported she went to PCI's board meeting to express the POA's interest and willingness to support PCI functions. The POA will continue to share PCI events, restaurant specials and other communication with POA members in the monthly e-blasts.

OLD BUSINESS:

Treasure Point- Secretary of State, Tidelands – Joey reported that the POA attorney has submitted new language to the tidelands lease with the Secretary of State. The State replied with additional changes in verbiage. Outcome pending.

POA Lots - The POA is under contract on Youngwood Loop lot with a scheduled closing for the end of September. The Board amended the resolution signed in December allowing Joey Niolet, as President to sign the paperwork leading to the sale of POA lots. A motion to designate and allow Cathy Eagan, or President, Joey Niolet, Vice-President or Ronnie Sedlak, Treasurer the authority to execute the sale of the remaining POA lots was made by Nancy Hardenstein, second by Charlie Reymond and approved by all present and b proxy.

Donation of Lots to the POA – No action

NEW BUSINESS:

Community Involvement – Nancy reported that she will be in touch with the PCI Diamonds and PCI on how on possible events in Timber Ridge that will promote community awareness of PCI. Nancy offered some possible events surrounding holidays, starting with Halloween. Halloween is on a Wednesday this year and ideas on ways to encourage participation at the Wednesday buffet were discussed. Another possible event is to sponsor a Christmas decorating contest in the subdivision. Prizes for different categories would be awarded at the PCI Christmas Party. Nancy noted that members can enter their property in the contest and members of the community would vote for their favorites. Ballots would be collected on the evening of the PCI Christmas party

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 October 10, 2018 at 5:30 pm inside the PCIGC Banquet Room.