

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 8, 2018 Meeting**

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

ABSENT: Cary Trapani, (proxy to Nancy Hardenstein), Rebecca O’Dwyer (Proxy to Joey Niolet), Kim Reinike

The October 8, 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 Joey Niolet, second by Nancy Hardenstein and approved by all present and by proxy.

Financials- Ronnie reviewed the financials & treasurer’s summary reports for September noting that we are in line with our typical expenses for the month. Fifty percent of our expense relates to the administrative costs to run the association. Additional expenses for the month were due to moving the cottage at TP for Hurricane Gordon as well as legal expenses relating to the tidelands issue at Treasure Point and court expenses related to collection expenses. He reviewed certificates of deposit noting to date we’ve earned \$870+ in interest since March on the two deposits. We opened a third CD at the end of September with the proceeds from the sale of the Youngswood Loop lot and additional money the Board approved in August.

A motion to approve the financials was made Nancy Hardenstein, second by Joey Niolet and approved by all present and by proxy.

Collections- Terie reviewed collections for September noting the current month collections for the current year’s dues are in line with previous years. Currently we are at 82.4% and last year we were at 79.8% for the same time. We collected 10 transfer fees in September averaging 7.5 per month. All were sales, 9 represented market value sales and 1 a tax sale. 2 Access cards were reactivated for a total of 74 for the year. Terie noted that we continue to reach out to members with delinquent dues. The POA filed delinquent accounts in court and as a result are receiving payments or judgements in the POA’s favor. The Board continues to work with members requesting payment plans.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed the findings for the covenant’s compliance committee. In September the office sent out 3 first notices, 2 subsequent notices with violation fines. The board discussed the importance of being sensitive to the weather conditions regarding lot maintenance or moving of improperly stored vehicle while the ground is wet. The Board discussed a property on Ridgewood that has been in violation for a few months. The Board reviewed additional properties on Youngswood Loop, Royal Oak & Sycamore St.

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 with the member stating he would like to settle the violation. The same member called in asking about other properties in the subdivision. The office reported the status of ongoing violations of the specific properties to the member. During the annual meeting the Board acknowledged members request to know the disposition of properties with covenant violations if they call the office. The TR Woman’s Club requested the POA include information on their upcoming meeting in the next POA e-blast. A request to utilize Treasure Point for an engagement party was approved. After receiving collection notices 4 members called in, requesting payment plans.

Architectural Review – A request for a five-foot black aluminum fence to the front and a black coated chain link fence to the side and rear to secure his large dog who likes to run and can jump a four-foot fence was made by a property owner on Royal Oak. The AR committee rejected the chain link fence citing the POA covenants. The Board agreed with the AR committee.

Grounds & Maintenance -

City Update - No update. The Board asked the office to contact Chief Hendrick about the speed limit sign and the missing stop sign at Fairway and Basswood.

Security - In Kim’s absence Steven reported that it has been quiet. The new cameras at the point are working well. The Sk-net system has been upgraded inside the POA office. The upgrade will allow us to manage all of the card activity for the pool, tennis courts and the point from the office. The POA is looking at additional locations for cameras.

Pool- Steven noted he is receiving bids for the pine tree removal due to the lightening strike. Steven reported that he has spoken with the employee of the pool maintenance contractor regarding the condition of the pool. We were on the verge of having to close the pool due to the cloudiness and the build up of residue on the sides and bottom of the pool. We were informed that the salt converters on both pumps were not working properly and may be a result of the lightening strike. The employee was able to resolve the cloudiness and other related issues without us closing the pool. Steven is investigating & pursuing the cause and repairs needed for the pool pump salt convertors.

Treasure Point – Steve reviewed activity as a result of TS Gordon noting he appreciated All Season’s prompt response in assisting by removing the lattice, steps and blocks from the cottage as well as all the picnic tables and the gate motor. Steven also noted that Corvettes Towing responded quickly in transporting the cottage to higher ground as required by the City. The gate motor was recalibrated upon its return and is working well. Steven also reported that the underground cable has been installed to the cottage for the security cameras.

Tennis Court – Terie reported that American Tennis will be on site Wednesday & Thursday, October 10th & 11th to replace the 6’ sections of fencing with 10’ sections and install the basketball goal posts. The POA is securing bids to remove the old lighting. Once that is completed a second crew will return in the upcoming weeks to resurface the courts and place new lines for tennis, pickleball and basketball as well as the lighting. Following that the card reader and security cameras will be installed.

Neighborhood Watch - No report

PCI – Cathy reported the POA is working with the PCI Diamonds and PCI regarding Halloween. The Diamonds are hosting a *Hayride* through the subdivision and finishing at Treasure Point with an outdoor movie. Since Halloween falls on a Wednesday PCI is having a special kid's menu with the Diamonds handing out trick or treat bags and glow bracelets supplied by the POA. The Board approved up to \$100 for the event. Joey reported that the Carnival Association is having a fundraising golf tournament on October 20th at the Club.

OLD BUSINESS:

Treasure Point- Secretary of State, Tidelands – No Report.

POA Lots - The POA lot on Youngwood Loop lot has closed and the funds have been deposited in a 30-month CD at 2.75%.

POA Member Lot Donation - Terie reported that an email was sent to the member interested in donating his 3 lots adjacent to PCI to the POA. To open the lines of communication. The member is doing so for the betterment of the community.

Community Involvement – Nancy and Cathy reported that in addition to the Halloween festivities the POA is working with PCI and the Diamonds on Christmas activities. Nancy noted that the thought is to have a Christmas decorating contest where members choose the best in specific categories. The objective is to tie in with the PCI Christmas party on Dec. 8th. More to come.

NEW BUSINESS:

PCI Rent – Cathy reported that she spoke with the PCI Board President Hank Wheeler regarding a potential increase to the POA rent. Cathy noted that there hasn't been an increase since the POA moved in, in 2010. Nothing final has been established but we should expect an increase down the road.

Future Capital Improvements - David Duggin's reported that Roy St. Paul has plotted possible locations around PCI for potential recreational development, perhaps a pool. David requested that Mr. St. Paul and the PCI Board President to the November BOD meeting. The Board agreed. Mr. Duggins agreed to contact Mr. St. Paul and Cathy or the office will contact Hank Wheeler.

Nancy asked if the POA had ever thought about putting a pool out at Treasure Point. Charlie commented he loved the concept and added that boat slips or finger piers could also be added benefit to the community.

There being no further business the meeting was adjourned at 6:35

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for November 12, 2018 at 5:30 pm inside the PCIGC Banquet Room.