

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–November 12, 2018 Meeting**

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

**Guests -** Martin Miller, 113 Fairway Dr, Roy St. Paul Fairway Dr., Chuck Scallan, 210 Hackberry, Chares Miller 224 Hackberry

The November 12, 2018 TRPOA Board of Directors meeting was called to order by President Cathy Eagan at 5:30pm.

Member CV Resolution – Prior to the regular Board meeting the officers met with Martin Miller, 113 Fairway Dr. regarding covenant violations to his vacant property located at 126 Fairway. Violations for lot maintenance, trailer parking on a vacant lot and past dues were discussed. The Board had previously granted a waiver allowing vehicles related to construction at his primary home to be parked on the drive. The reasoning behind the waiver was to alleviate parking on the street and to allow the major construction vehicles access to the primary property. Subsequently, a trailer has been parked on the lot. The officers affirmed the waiver while construction was ongoing. Once construction is completed all vehicles, including the trailer would need to be removed. Discussion regarding lot maintenance pertained to how much of the lot needs to be maintained on a vacant lot that had been previously improved. After purchasing the property in 2016 the owner received permission to install a fence to prohibit golf carts from cutting through and subsequently damaging the property. The rear (golf course frontage) was allowed to grow and encroached substantially in to the center of the lot. The officers noted that the view from the street, minus the vehicles, looked good. President Cathy Eagan noted that the Board would address the CV fine for lot maintenance during its regular meeting but the there would be no leeway in waiving the dues and associated finance charges.

**Minutes -** Motion to approve the October minutes was made by Rebecca O’Dwyer, second by Joey Niolet and approved by all present and by proxy.

**Financials-** Ronnie reviewed the financials & treasurer’s summary reports for October noting that we are in line with our typical expenses for the month. Additional expenses for the month were due to leveling the cottage at TP after returning from Hurricane Gordon as well as legal expenses relating to the tidelands issue at Treasure Point and court expenses related to collection expenses. In addition, the POA donated \$3,500 to the City of Pass Christian for a portable speed limit sign to be utilized in TR. Ronnie reviewed the certificates of deposit noting to date we’ve earned \$1,085+/- in interest since March on the two deposits and the third CD established in September. Ronnie suggested we review expenses related to moving the cottage at TP for storms and perhaps consider a more permanent structure at the Point. Cathy noted that the Board would address how to further develop TP under new business today and at a future date when discussing capital improvements. Cathy also noted that the accountants sent the final reports from the previous year and could be sent to those members who requested copies at the annual meeting. A motion to approve the financials was made Joey Niolet, second by Nancy Hardenstein and approved by all present and by proxy.

**Collections-** Terie reviewed collections for October noting the current month collections for the current year's dues are in line with previous years with a slight increase of 2.5%. We collected an additional \$4,000 in prior years dues. The average collection rate for a single year over a five-year period is 91%. We collected 9 transfer fees in October averaging 7.4 per month. All were sales, 8 represented market value sales and 1 a tax sale. 2 Access cards were reactivated for a total of 76 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. We will be going to court again on December 11 with 9 cases and filing liens on 10 properties.

#### **COMMITTEE REPORTS:**

**Covenants** - Nancy Hardenstein reviewed the findings for the covenant's compliance committee. In October 9 letters were sent to first time offences, 2 letters for second violations and 2 for third; each receiving a \$100 fine.

Joey moved to remove the \$100 fine and related finance charges for lot maintenance at 126 Fairway Dr as previously discussed. The motion was second by Cary Trapani and approved by all.

**Member Comments** – Member comments are reviewed as they occur by the officers and director who oversees relative issues. Misty noted that the 3 listed are similar to the 126 Fairway property. A property on Northwood had been improved prior to Katrina but not maintained afterwards. The new owner is interested in only improving the front of the property. The office had sent a letter referencing the covenants on property improvements. A letter was sent to the owner of the property on Sycamore that has the debris and puddles indicating the Board would consider waiving the fine if the property was cleaned up. No action taken.

Mr. Scallan and Mr. Miller on Hackberry addressed the Board indicating that at the annual meeting a list of covenant violations would be posted at any of the Board meetings. Cathy indicated that at the annual meeting it was decided not publicize covenant violators by name or by address, but individuals are welcomed to either call the office and or attend the meeting when the Board discussed covenant violations. Mr. Scallan asked specifically about properties on Hackberry and Chestnut. The members discussed several violations referencing property condition, oversized FSBO sign and lot maintenance. Nancy indicated that letters have been sent to the property owner regarding property condition and the Board is working with the member to resolve the issue. Both Mr. Scallan and Miller asked how long the process takes before something happens to resolve the issue. Cathy reported that the POA sends an initial letter indicating the violation asking the members to resolve the issue. Subsequent letters are sent with a \$100 fine. Once the fines reach over \$500 the Board considers court action, first proceeding to justice court and then placing a lien on the property. Nancy indicated that she would follow up on the properties the members identified.

Mr. St Paul, 117 Fairway addressed the Board with potential areas around PCI where the two entities could coordinate recreational activities. Mr. St. Paul noted he started looking at the prospects when a few years back a flyer regarding adding a dog park to the community at the estimated cost of \$85,000 was floated. (note- the initiative was voted down by the members). Mr. St. Paul said that if PCI were to go under it would have a detrimental effect on property values in TR and that the perhaps the POA could invest in recreational ventures that would benefit both entities. Mr. St Paul met with Hank Wheeler, PCI Board President and POA board member Cary Trapani. The prospect of converting PCI from a golf club to a country club by building a pool adjacent to #10

fairway or moving the cart shed. Cathy asked if Mr. St. Paul was speaking on behalf of the PCI and indicated that a new Board and management team at PCI would be coming soon. Joey mentioned that the POA previously discussed concerns using POA funds on PCI property. The Board noted that they are open to the possibilities and future discussions would need to include both Boards.

Mr. St. Paul also asked for the Boards help with the right of way area at the corner of Fairway and Timber Lane, noting that it looks terrible. When MS Power came in to cut back the trees a year and a half, they did a horrible job. Cathy asked if he had been in touch with the City since they maintain and manage the right of ways. Mr. St. Paul said he had reached out to Alderman Pickich twice before and would again.

**Architectural Review** – There were 4 requests; 1 on Sweetbay for a 4' wooden fence, 1 on Locust Lane to repair their pool, 1 on Sycamore to install a lift. All 3 were approved. An additional request was submitted for new construction on Cedarwood which is being discussed by the AR committee.

The Board reviewed questions from the AR committee regarding their role with requests pertaining to City right of way and solar panels. The Board maintains their position with solar panels, taking it on a case by case basis. As far as the City right of way, if the City needs to do work on the right of way and there is an obstruction i.e., plants, the City removes the obstruction but will not replace the item removed. The Board indicated that the AR should continue to review for design in keeping with the neighborhood standards with the caveat that the owners be made aware that of the City's position on right of ways.

#### **Grounds & Maintenance -**

**City Update** - Joey reported that he presented Chief Hendricks the check for the portable speed limit sign at the recent Alderman meeting. Joey noted that Alderman Pickich is trying to get streets in TR paved but feels that it is unlikely, that the Mayor is focusing on streets outside of TR.

**Security** - Kim reported that it has been quiet.

**Pool-** Steven noted MS Power repaired the lights at the pool that were affected by the lightning strike. The salt converters and motors to both filters were damaged from the lightning strike and have been replaced. The security cameras at the pool that were affected by the lightning strike have been replaced.

**Treasure Point** – Additional limestone and river sand have been added. Steven indicated that more limestone will be needed after the new year. The steps to the playground have been replaced.

**Tennis Court** – The 10' fencing at the center on both sides of the court along with the posts for the basketball goals have been installed. The bid to remove the old light poles at the tennis court went out, after receiving 3 bids (Weaver Eclectic, American Tennis and All Seasons) All Seasons was the lowest bid and received the contract. Weather permitting the job would be completed within the week. Steven asked the Board about providing additional lighting for the walking track by including wiring to dim the lights after hours as opposed to shutting them off completely. Steven indicated that although this could be done later that it could be achieved when the new poles are installed. The Board asked Steven to procure bids on the additional cost.

**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 20<sup>th</sup> at the Club.

**OLD BUSINESS:**

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

**POA Lots** - Rebecca reported that she has received a few calls on the remaining lots, but no offers have been received.

**POA Member Lot Donation** - Joey noted that the office heard back from the member interested in donating his 3 lots adjacent to PCI to the POA for the betterment of the community. The property owner indicated that his accountant is asking that the POA purchase the lots for \$1. (one dollar) each and that he would like to close by the end of the year. Other closing costs would be typical as in prorated taxes and dues. A motion to accept the offer to purchase the lots for \$1.00 each including closing costs was made by Rebecca O'Dwyer, second by Nancy Hardenstein and approved by all present.

**Community Involvement** - Nancy reported that the POA had made up trick or treat bags to be handed out at PCI on Halloween night. She reported there weren't many trick or treaters at the club, however there were a lot of folks who participated in the hayride the Saturday before. Next year we will consider coordinating efforts with the PCI Diamonds and the hayride.

Nancy noted we are working on the TR first annual holiday home decorating contest. She reviewed the three categories and the process. Voting will be 'people's choice' with the top vote getters in each category receiving a \$25 gift certificate to Mulligan's grill and a yard sign indicating the winners. Voting will occur the week of December 10<sup>th</sup> with the winners announced on Saturday, December 15<sup>th</sup> at Mulligans. The Board discussed the Boat parade and decided that perhaps doing something in July around the 4<sup>th</sup> "Christmas in July" at Treasure Point.

**NEW BUSINESS:**

**PCI Timber Ridge Social Membership** - Cathy reported that PCI is interested in providing a Social Membership for Timber Ridge POA members. Preliminary details include free membership to all TR POA members for 1 year (2019), they would not be stockholders. It would include preferred pricing for food and drinks. Subsequent year's dues will be \$120 to POA members in good standing. The Board indicated they are open to further discussion. No action.

**Future Capital Improvements** - No Action

There being no further business the meeting was adjourned at 7:00

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - The next BOD meeting is scheduled for December 10, 2018 at 5:30 pm inside the PCIGC Banquet Room.