

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 9, 2012 Meeting**

The July 9, 2012 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, Brian Kett, Sara Montjoy, Patrick Klause, Rimmer Covington, and David Goff.

ABSENT: Sean Anthony, Rene St. Paul and Jim Hoskins

ALSO PRESENT: Edward Denechaud, 2011-2012 President, Amber Favre, Special Events Committee Chair and T. Velardi, TRPOA Staff

PRESIDENT'S MESSAGE:

Kim LaRosa welcomed the new board members and expressed gratitude to the members of the previous board for their time and commitment to TR community. Kim stated that much had been accomplished over the past year and the goal for the new board was to continue to be responsible stewards of the Association's financial interests and to improve communication with its members.

Kim stated that each Board member would hold leadership roles either by chairing a committee and/or managing specific projects.

Kim introduced Amber Favre as the POA Member Liaison. Amber will focus on social and special events throughout the year. The first being a Barbecue & Pool Party at the beginning of August. Amber will be present at the beginning of each BOD meeting to communicate the needs, wants and results. Funding for such event(s) would be in part from 50/50 raffles, & the Spring Fling.

Kim presented outgoing President Edward Denechaud with a plaque of appreciation for his service as president and member of the board for the last 6 years.

Before leaving Kim asked Ed Denechaud to update the Board about the pending court cases. Ed noted that the judge had ruled in TRPOA's favor and there was a 30 day window for appeal.

The office was informed by a local closing attorney that one of the POA members involved in the court case is in the process of selling his property and requested current status on past dues. Ed was in contact with the attorney and requested the past dues that have accrued since the court filing and attorney fees from the court appeal. Ed stated that there was money in escrow and the Association would have claim to said money once the window for appeal expired.

OLD BUSINESS –

Newsletter - A draft of the newsletter would be sent to everyone for their review. Kim noted that it would contain the list of members not in good standing (MNIGS).

Pool - Update - Kim LaRosa reported that capital improvements to the pool area have been completed. In a move to be compliant with the new "Kirby Montjoy" Law the gate opening was changed from opening in to opening out, a spring loaded latch was added to the gate and a sign was added. New chairs had been ordered and received.

Treasure Point - (Sean Anthony - absent) Kim LaRosa reported that Sean Anthony has been monitoring the TP Gate & Fence project and the new gate & fence would be installed by the end of July.

Security cameras are needed and would be installed at TP once the gate & fence were completed.

Kim noted as a result from a members request at the annual meeting, "no parking" signs would be placed in line with the boat ramp.

Covenant Violations- Sara Montjoy agreed to remain on the CV committee and serve as chair. Sara noted that assistance may be needed and that her plan was to divide the subdivision up and conquer a section at a time. It remains the policy of the Board to continue to assess and collect fees due to covenant violations.

Security- the Board will continue its process in finding the best service that meets the needs of the community. Kim noted that whether the POA changes or stays with its current security provider that the Board has a fiduciary responsibility to explore all options.

Patrick Klause addressed the speeding issue within the subdivision with City Alderman Bang. Due to liability issues the City was not inclined to install speed bumps. Patrick noted a new material was being used on speed bumps and the City may be open to this prospect in the future. Alderman Bang expressed his support to the Board if they should pursue the speed bumps.

Patrick noted that security cameras at the pool were working well and **once** the gate & fence at TP were complete the Board would pursue installing cameras there.

Grounds & Maintenance - Rimmer Covington agreed to serve as chairperson of the G & M committee. Rimmer is to follow up with POA vendors & City to coordinate better service.

Entrance Renovation Project - Signage, Lighting, Guard House, Security Cameras

Kim noted that the Board would move forward on this project in the coming months. Brian stated that PCI was interested in working with the POA on signage that would include PCI & the Grill. Kim noted that she and Cathy Kett would be working together to update the look of the signs.

Architectural Committee - Ken McLaughlin would continue as the Chair for the committee.

NEW BUSINESS -

Capital Improvements – Kim reported that in addition to the Entrance renovation project the Board will look at improvements to TP to include the pavilion and security cameras.

TRPOA –vacant land – Kim stated the board will look at the POA’s vacant land for use as possible storage for boats, campers and other vehicles that are not readily able to be parked behind the front sills of a homeowner’s property.

Handyman- Within the last 2 years the POA has made a substantial commitment to improving the pool with the new bath house, chairs and other sundries. Kim proposed that it is in the best interest of the POA to maintain these improvements by hiring a handy man to keep an eye on all of the POA assets.

Financials - Kim reported that the Association's long time accountant had recently resigned and Kim was working with the new accountant. Financials for the end of year would be presented at the August meeting.

Interest Fees - The BOD has long considered changing the finance charges from 8% to 18% APR with a \$35.00 late fee. It was noted that the POA by virtue of its charter has the right to charge fees. The consensus of the BOD was to move forward effective August 1.

MEETING ADJOURNED 7:05PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday August 13, 2012 – 5:30PM – PCIGC Banquet Room
Please let the office know in advance if you are unable to attend.