

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–January 13, 2014 Meeting**

The January 13, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

- PRESENT:** Kim LaRosa, Brian Kett, Gene Rogers, Wendy Webb & Charlie Reymond.
- ABSENT:** Patrick Klause, Jim Hoskins, Joey Niolet - Proxy for all board actions given to Kim LaRosa.
- ALSO PRESENT:** T. Velardi, S. Hammons & M. Dienes - TRPOA Staff

OLD BUSINESS –

- Minutes -** Motion to approve the minutes was made by Brian Kett, second by Gene Rogers. Motion carried 9-0
- Financials-** December financials 2013
The financials were reviewed and approved by unanimous consent.
- Collections-** Over the past few months, efforts to collect on foreclosures, including transfer fees has netted positive results; of the thirteen transfers collected in December six have been from foreclosed properties.
- Covenants -** Kim presented proposed dates for the covenant / by-laws workshop. The Board agreed to meet on February, 1 at 9:00 am to review the draft David presented at the December meeting.

The subdivision was recently canvassed for violations with letters expected to go out within the next week.

The boat & trailer parked on cul-de-sac on Poplar Point remains an issue. The POA has asked Alderman Pickich for assistance. A response is expected in the next day or two.

- Security** Kim reviewed incidents that occurred over the holidays, noting that the POA is looking into the times of the occurrences in order to compare with the proxy guard reports for the respective dates. Since the POA was not an identified party to any of the incidents, official reports have been unavailable for review. Kim indicated that Steven will be taking on more responsibility for the POA security, including but not limited to serving as the day to day liaison with the City, Swetman and the security camera contractor.

Grounds & Maintenance –

Steven reviewed the overall progress and activities for the past month.

The replacement of the burned out lights at the tennis courts will be addressed once the weather in the near future.

- Pool -** The Board discussed the deteriorating condition of the Kool-Deck material and possible remedies. Removal of the remaining material with a new application of the same, or finding an alternative material that will mitigate the summer heat was proposed. Steven reported that he researched other materials and found that the “Kool-Decking” material to be the coolest available on the market.

Treasure Point -

Charlie noted that the request for the permit to replace sections of the bulkhead has been submitted to DMR. Charlie will follow up with Don at Step Above for an update.

Steven presented the possible size of 17' x 25' for the pavilion. Kim noted that the City will not allow the POA to run electricity to the pavilion without raising the structure to 21'. Charlie suggested the POA look in to solar panels.

Steven reported that in order for the POA to get water out to the proposed "fish cleaning station" we need a water tap installed. Before a water tap can be installed an address has to be identified. The PC code office has identified the address for Treasure Point as 105 Treasure Point Rd.

Entrance Project - Signage -

Kim reported that she and Steven have been in contact with Bobby at Twig's to help move the entrance projects forward. Steven has been in touch the City zoning officer regarding the sign ordinance. Steven recommends that while the City is working on Royal Oak at the Henderson Ave that the POA consider replacing the existing electric and placing it underground.

PCI -

Brian reported that he & Kim met with the President and the GM. The POA Board is in support of the PCI efforts to promote the golf club and will include a flyer/letter from the PCI in the annual mailing. In addition, the POA will include a flyer/letter from the PCI in to the POA new member welcome packet.

Member Survey - Kim reviewed the spread sheet summarizing the results from the survey, noting the limited response. The POA is acting on some of the members suggestions, such as the barbecue pits, fish cleaning station and pavilion at TP.

MEETING ADJOURNED 6:30PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday February 11, 2014 - 5:30PM - PCIGC Banquet Room