

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-March 10, 2014 Meeting**

The March 10, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, David Goff, Brian Kett, Wendy Webb, Charlie Reymond

ABSENT: Jim Hoskins, Gene Rogers, Patrick Klause, Joey Niolet; proxy to Kim LaRosa

ALSO PRESENT: POA Member - E. Denechaud; POA Member; T. Velardi, POA Staff

POA Member - Edward Denechaud addressed covenants compliance issues in the subdivision and offered to become active in the compliance process.

OLD BUSINESS -

Minutes - Motion to approve the minutes was made by David Goff, second by Wendy Webb. Motion carried 6-0

Financials- February financials 2014 - The financials were reviewed and approved by unanimous consent.

Collections- Certified /final letters went out to members with questionable addresses who have past due accounts, foreclosed properties and/ or tax sales.

Covenants - Copies of the proposed amended covenants and by laws will be posted on the TRPOA web sites in conjunction with the April newsletter. David reiterated that there were no real substantive changes; he just reorganized them in to a better format.

Violations - letters were sent out early March. The results have been mostly positive with property owners acknowledging the letters and stating they would take care of the violation. The office received calls from some members who have their boats and or trailers parked on vacant lots. The Board reaffirmed it is acceptable to park on the vacant lot; if the vacant lot is owned by the property owner and is adjacent to the property owner's house and as long as the vehicle is parked behind the front sill.

Capital Improvements - Kim reviewed the capital improvements with the Board noting repairs to the kool decking at the pool and bulkhead have been approved and are scheduled to commence within days. The boat ramp, fish cleaning station and pavilion have also been approved and are scheduled to commence in the very near future. Additional projects include, complete renovation of the entrances including security cameras, playgrounds at treasure point and the pool area.

Security **No solicitation policy-** The POA received a letter from an attorney representing an organization wishing to go door to door, citing first amendment rights and that the streets are public not private. David will follow up and report back.

The Board discussed current security issues and is committed to continue to monitor the level of service provided and needed in the community.

Grounds & Maintenance –

In Steven's absence the Board reviewed his report and discussed the ongoing projects. Kim stated that hopefully the harsh winter is behind us and it is time to start dressing up the entrances & pool area.

Entrance Project - Signage –

It was noted that the lighting at Henderson Ave continues to burnout and will be addressed when the new signs are constructed.

Entrance projects – North St. & Henderson Ave. Conceptual drawings have been reviewed; bids have been received and the project will include new lighting, underground electrical service, security cameras, updated signage, irrigation supportive landscaping. PCI & Mulligan's Grill logos are being considered for the columns and will be addressed once the City approves the final design.

Henderson Ave North - It was noted that the current signs are located on private property which has recently transferred to a new owner. The POA cannot replace the signage without the new property owner's permission.

Pool

Steven is working on acquiring new chairs, umbrellas, umbrella stands for the pool as well as installing an outdoor shower. In addition landscaping will be added to provide a bit more privacy to residents when lying out. New playground equipment will be installed adjacent to the pool. The pool is scheduled to open by Easter weekend.

Tennis Courts – The replacement of the lights at the tennis court have been hindered due to weather and will be addressed as soon as weather permits.

Treasure Point –

Boat Ramp – The repairs to the boat ramp have been scheduled to be completed by Easter weekend.

Fish Cleaning Station & Pavilion – The bids were reviewed and Charlie will follow up to be certain that the bids are for the same materials and quality. Landscaping and designated parking areas were discussed to provide esthetics and order to the area.

City Update - Steven is to follow up with the City regarding the cleanup of the streets before the City cuts and cleans the culverts.

PCI - Brian noted that PCI recently held their annual meeting. The POA has offered to include a single sheet flyer in with the annual billing.

Newsletter- Kim noted that spring newsletter will go out in April and asked the members to gather their thoughts and submit articles to the office. Kim asked that the results of the survey be included in the newsletter.

BOD-2014-15 - The Board discussed the upcoming elections & the number of openings. The following will serve on the nominating committee; David Goff, Charlie Reymond, Brian Kett, Wendy Webb and Joey Niolet. Kim reminded the committee that they are to meet, select a chairperson and review the timeline. David will review the covenants and be in contact with the committee.

Annual Dues – The 2014-2015 annual billing is scheduled go out to the membership April 1, 2014.

MEETING ADJOURNED 6:35PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday April 14, 2014 – 5:30PM – PCIGC Banquet Room