

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–May 12, 2014 Meeting**

The May 12, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

**PRESENT:** Kim LaRosa, David Goff, Wendy Webb, Charlie Reymond, Gene Rogers, Joey Niolet

**ABSENT:** Jim Hoskins, Brian Kett, Patrick Klause –Proxy given to K. LaRosa

**ALSO PRESENT:** T. Velardi, M. Dienes, S. Hammons - POA Staff

**OLD BUSINESS –**

**Minutes -** Motion to approve the minutes was made by Joey Niolet , second by Wendy Webb. Motion carried 7-0 – B. Kett, J. Hoskins absent

**Financials- April**

April financials 2014 – Kim noted that the financials are a draft copy as the end of year financials have not been approved.

**Capital Improvements –**

Kim reviewed the capital projects that have been completed, those in progress and those that still need to be addressed.

**Treasure Point** – The fish cleaning station & pavilion are completed. The landscaping will be completed within the month. Eighty feet of bulkhead has been repaired thus far. Additional repairs are needed. Due to weather conditions the repairs to the boat ramp are on hold.

**Pool** – The pool is in good shape with all the improvements having been completed with the exception of the landscaping, which is set to be completed within the month.

**Tennis Court** – The area between the tennis courts and pool house has poor drainage. The condition of the court surface and fence is also in need of attention. Both items are under consideration for the the current year

**Entrance Signs** – the sign for the timber Ridge North entrance is being addressed. Details with the property owner are being worked out. The two existing signs will be taken down and only one will be replaced. The sign will be approximately 30% smaller in size. Landscaping will be addressed once the signs and the electric are completed.

**Security Cameras** – Six new cameras are in place at the pool, treasure point and in process at the entrances.

**Collections-** Terie reported to going to court twice in April. Eighteen cases in total were filed. We collected approximately \$7,000 and were awarded judgment on another \$4,500. One property owner requested a payment plan.

**Covenants - Violations** – Covenant letters & fines continue to be sent out. Thirty letters were sent out: Seven letters were for improper vehicle storage, two have been resolved. Four letters relating to signage were sent, with two being resolved. Seven for lawn maintenance were sent, with two being resolved. In addition one letter went for improper fencing and nuisance – dog barking. The board discussed individual issues regarding requests for waivers. Kim addressed the fence on Baywood Dr. –noting that the property was a multi-family unit not included in the subdivision covenants. The property owner considered joining the POA until he was informed that his proposed fence would not meet the covenants. He opted out of joining in order to have the fence that surrounds the perimeter of his property.

**Security -** Kim reviewed conditions and possible resolutions surrounding complaints the Board received about the Swetman security guards. A letter is being sent to Swetman putting them on notice and requesting immediate action to address the actions of the security guards.

**Grounds & Maintenance –**

**City Update -** Steven noted that Victor Pickich indicated that the City will be cutting the right of ways every two weeks.

**Pool** Steven noted that Mark from United Security changed out one of the circuit boards to the card reader when he reprogramed them for the swim season. Lifeguards will begin Memorial weekend.

**Playground** The playground equipment has been installed at both the swimming pool and Treasure Point. The installer noticed a small hole on the double slide at Treasure Point and immediately contacted the manufacturer. A new slide will be sent and the installer will return to change the two slides out.

**Electrical –** The low voltage lighting for the entrance signage has been delivered. The electrical is being upgraded at the tennis courts. The electrical panel at Treasure Point was inspected by MS Power and they determined that it is corded beyond repair and will need to be replaced.

**Tennis Courts -** Steven will follow up on the best solution to the drainage issue between the tennis courts and pool house.

**Treasure Point –** Steven indicated that with the help of Victor Pickich the City was able to provide us with sand that was recaptured from the beach. Limestone is needed to fill in the holes at the edges of the bulkhead.

**City Update -** Gene Rogers indicated he spoke with Victor Pickich regarding the street paving and pot holes. Victor informed Gene that the

**PCI -** Kim reported that Jennifer has eighteen days remaining as general manager. The interim manager is Ronnie LaFontain, a PCI board member.

**Annual Meeting-**

**BOD-2014-15 Nominations –** Ballots have been sent to members in good standing.

**Covenants -** Copies of the proposed amended covenants and by laws have been posted on the website and communicated in the April newsletter. Voting for the proposed amendments to the by-laws and covenants will take place at the annual meeting. Any member in good standing is allowed to vote, either in person or by proxy. Proxy vote can be given to a board member or to another member in good standing.

David asked that an additional notice regarding the vote and the proxy be sent via e-mail to the membership.

**Facebook -** Joey noted there is a Facebook page for Timber Ridge POA. Currently it is being managed by a former property owner who no longer lives, nor owns property in TR. It is set up as a personal page, not a business page. Joey will follow up with the current manager and either transfer or delete the current arrangement. Once completed Joey will set up a new “community” Facebook page for the TRPOA.

**MEETING ADJOURNED 6:45PM**

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING -** Monday July 14, 2014 – 5:30PM – PCIGC Banquet Room