

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES--August 11, 2014 Meeting**

The August 11, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:37pm

**PRESENT:** Kim LaRosa, David Goff, Kim Reinike, Joey Niolet, Cary Trapani & Charlie Reymond

**ABSENT:** Brian Kett, Jim Hoskins & Gene Rogers

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

**OLD BUSINESS -**

**Minutes -** Minutes for May; summary notes from the annual meeting in June and July were all approved as submitted. Motion to accept was made by David Goff, Second by Joey Niolet. Approved by all in attendance with Cary Trapani abstaining.

**Financials-** Kim informed the Board that the 2013 tax returns were filed electronically. A signed copy is on file in the POA office. Financials for April through July were tabled until the August meeting.

**Collections-** Terie reviewed POA dues collections, current and past noting a 26% increase in the previous year's dues was collected in July. Collections on the current year's dues are in line with last year's collections. The County delinquent final tax sale notifications for the 2011 year were reviewed and compared with our membership. Individuals on this list with past due accounts and good physical addresses were identified and filed in Justice Court. One of the three property owners who are part of the case that was tried in County Court is selling two of their properties. The office has provided the closing attorney the payoff. In addition the office is in contact with the POA's attorney to address the final disposition of this case. Eight security access cards were reactivated in July; five transfers were recorded, one was a result of foreclosure proceedings.

**Covenants - Violations -** Misty reported for the covenant compliance committee for July activity. Twenty one (21) letters were sent out; 14 for lot maintenance; two regarding improper signage; 5 improper vehicle storage. Four of these violations have been resolved. The metal carport on Country Club Drive has been removed. Letters are being sent to two property owners who installed utility lifts to the front of their homes without architectural committee approval.

**Capital Improvements -**

**Tennis Courts -** The board briefly discussed the proposals noting the materials and method of replacement were very different between the proposals. Further discussion addressed the current usage and the need to set priorities to repair/replace specific elements. Due to the age of the court the contractors will not offer any warranties for repair work. The Board indicated an interest in having the contractors bid on like materials and methods with associated warranties so they can make a more informed decision. Steven will follow up with contractors on the specific elements; court, fencing and lighting.

## **Grounds & Maintenance –**

**City Update** - Steven reported that the City installed the culvert in the area between the tennis courts and pool house. The area is not part of the City easement but the City set the culverts to ensure proper drainage. In the process a portion of the sidewalk was torn up and needs to be replaced. Steven noted that in addition there are other sections on the walking trail that are in bad shape and is in the process of securing bids to address all of the areas on the trail.

Steven and Brian were in touch with the City regarding the signage indicating that Timber Ridge is a certified golf cart community. The signs have been installed at the entrances on North Street and Henderson & Royal. To date, the street markings indicating a golf cart crossing has not been completed.

Joey reported that the City is supposed to be making their way into Timber Ridge shortly to pave designated streets.

**Pool** - Steven is in touch with the contractor who installed the decking this past spring to address areas that are showing signs of deterioration. Once the pool closes for the season in October the decking will be addressed.

**Security Cameras** – The Board acknowledged the effectiveness of the security cameras and discussed the need for additional cameras at Treasure Point & the pool. Steven reported that the recent upgrades can support additional cameras. The Board asked Steven to price additional cameras and report back.

Steven reported that the antennas for the security cameras have been installed at the two entrances. The antennas allow easier access to review footage without having to hard wire into the unit.

**Electrical** – Steven reported that we are still waiting for MS Power to jet the power to the entrance signs.

**Treasure Point** – Steven reported that the portable restrooms are in place and are being utilized.

Kim LaRosa noted that restrooms in place are a temporary solution for this summer and to reduce costs alternatives to renting a unit needed to be identified. Cary Trapani noted that the BWYC was faced with a similar situation and rather than purchasing or renting a facility they opted to construct their own portable unit. Cary offered to share the BWYC's plans. Steven and Cary will follow up and report back.

**TR-North Entrance** – Kim noted that the property owner has granted the POA permission to construct a scaled down version of the signs at the other two entrances. Power and water will be supplied to this location in order to provide lighting and irrigation to the landscaping. A utility easement from the property owner is necessary to provide service.

**PCI** - No report.

## **TR Covenant/By-Laws Committee**

Kim reported that the chairperson of the committee resigned due to health concerns. The sub-committee chairs requested additional time to hand in their reports. Both the covenant and by-law sub-committees handed their reports in this past Friday. Kim and David will review the sub-committee recommendations and report back to the Board.

## **NEW BUSINESS:**

### **Vandalism - Portable Bathrooms at Treasure Point**

Two under age youths were witnessed entering the bathrooms at Treasure Point by a POA member. Witnessing their actions the member was suspicious and pursued the issue by recording identification numbers on the vessel and by contacting Security and PC Police.

Further inspection of the bathrooms and security tapes verified the extent of damage, timing of the incident and the individuals who were involved. Contact with the parents of the individuals resulted in a letter of apology; acceptance of responsibility and willingness to make restitution for any damages. The Board acknowledged the letter and the backing of both sets of parents in holding the individuals responsible for their actions. Rather than pursuing legal action the Board will handle the incident internally.

**TR- Woman's Club** - Tree dedication. Terie reported that the Woman's Club identified what they wanted on the plaque. The plaque will be a plastic sign that fits on the top of a stained treated piece of lumber.

**Newsletter** - Kim LaRosa asked members to submit their articles to the staff for the upcoming newsletter. Kim noted at the request of some members, we will include a listing of the real property owned by the Association as well as quarterly financial reports.

**Banking** - Kim La Rosa noted that the New Year requires the Board to affirm the check signers for the POA accounts. The POA requires checks over \$500 have two signatures. The four officers and the office manager are identified as signers. The office manager only signs check at the direction of the Board and typically as a second signer or when pursuing court cases. A motion to accept the four officers and the office manager as signers on the POA account was made by David Goff, second by Joey Niolet. Approved by all.

There being no further business the meeting adjourned at **6:30PM**

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - Monday September 8, 2014 - 5:30PM - PCIGC Banquet Room