

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–January 12, 2015 Meeting**

The January 12, 2015 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

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

**ABSENT:** Jim Hoskins, Proxy given to Kim LaRosa

**ALSO PRESENT:** Terie Velardi, Steven Hammons, Trish Wright - POA Staff

**OLD BUSINESS –**

**Minutes -** Motion to approve the December 2014 minutes by David Goff, second by Kim Reinike and approved – 9-0.

**Financials-** Brian reviewed the December financials and the Boards role in forecasting the remaining three months of the fiscal year. Kim noted insurance and property taxes are paid in January. The Association utilizes an insurance broker who shops several carriers (20-40) for the best rates. Bulkhead repairs remain a high priority and will be addressed in segments focusing on areas most in need. The building used for the portable restroom at Treasure Point will be available for retrofitting in March or April. The projected cost is in line with what the Association paid for renting the portable unit for 6 weeks last summer.  
Motion to approve the December Financials was made by Brian Kett, second by Cary Trapani and approved 9-0

**Collections-** The Board reviewed the collection report noting that collections for December were twice as much as in November. We collected eight of the twelve transfers billed in December. Three of the four remaining transfers represent tax sale(s) that were identified from the Harrison County Chancery Clerk land records. The final transfer was processed prior to receiving the fee. Subsequently all four were billed after title transferred. Terie noted that typically transfer fees are collected at closing and are included with the warranty deeds provided by the closing attorney. We collected 60% of the funds from recent court cases; three payment plans were accepted and will be satisfied prior to the April billing. Abstracts have been requested and will be filed with the Courts once received.

**Covenants - Violations –** Trish reported on behalf of the covenant compliance committee for December activity. Letters have gone out to all TR residents who had improper storage of their recreation vehicles. A large majority responded by moving their vehicles either behind the front sill of their home or to an off-site facility. Others sent letters to the Board suggesting they be allowed to leave their recreation vehicle where they are. The Board acknowledged that the covenants compliance committee is addressing the covenants uniformly and supports their enforcement.

**TR Covenant/By-Laws Committee**

David reported that he and Kim have reviewed the recommendations from the by-laws/covenant committee and have made their notes. David requested the board meet on a Saturday morning specifically to address the suggestions made by the two member committees. Kim asked that the architectural review committee be included in the meeting to address AR requirements. Terie will follow up with the Board and the architectural review committee on possible dates and availability of the PCI banquet room.

## **Grounds & Maintenance –**

**Treasure Point – Bulkhead** - Charlie discussed the bids received for the bulkhead repairs. In total there is approx. 750+/- linear feet of needed repair. Of the total - 200'+/- borders the western end & has a 6' exposure. The remaining 550' +/- borders the southern end has a 5' exposure. Charlie explained the exposure as the distance from the base of the water line to the top of the bulkhead. Charlie discussed an alternative that is less expensive but may not be aesthetically pleasing. The alternative places vinyl sheathing behind the existing wall. New whalers, deadmen and caps are installed. None of the old bulkhead is replaced. The vinyl has a 100 year warranty. However, the existing bulkhead, which remains, will continue to rot away. Given the different approaches Charlie will rebid the project to the different contractors using the same materials and process.

**The portable restroom** – Steven is in the process of gathering prices for the services needed to support the portable restroom. The cost of the pump & permits is approximately \$3,500. Costs for installation of the pump and the electrical upgrade has yet to be determined. Kim reported that the POA will not be able to bid on the cottage until March. The Board is targeting Memorial Day weekend as a completion date.

**Curbing** – The installation of the curbing and asphalt at the Henderson Street entrance have been completed. Joey and Steven attended the City Board of Alderman meeting to request the Alderman to approve payment of the needed asphalt. The Alderman were complimentary of the finished product and agreed to absorb the cost of the asphalt.

## **Security**

Kim Reinike reviewed recent events and the current providers' level of service and flexibility in prioritizing needs in the subdivision. Kim continues to communicate with the security guards on issues and conditions surrounding their roles.

Kim noted he was approached and given an unsolicited bid by a new security company. The owner is a former Navy Seal, a deputy sheriff, a law enforcement trainer who has also worked on drug trafficking task forces. The bid was not tailored to the POA needs but appears to be substantially higher than our current provider. The board questioned whether they firm in their pricing and if they have liability and worker's comp insurance.

## **PCI -**

Brian noted the golf club has changed their weeknight fried chicken dinner buffet from Thursday to Wednesdays. The change has more than doubled their sales. They continue to have live entertainment on weekends & special occasions. The PCI board has two new members who would like to meet with Brian and Cary to discuss areas that are mutually beneficial to both groups. In the past the POA has offered PCI an opportunity to piggy back on the POA mailings. The board discussed the lease arrangement for the office. While the Board periodically reviews all contracts the overall consensus was that having the POA office located in the subdivision inside PCI was a benefit to the POA members.

## **Dog Park -**

Discussion surrounded around an appropriate location for a dog park. It was thought that the lot on Ashwood was deeded for recreational use and could never be built upon. There is no indication in any of the deeds filed with the County that this is the case. However, the deed that identifies all POA owned lots does allow the POA to designate areas for recreational purposes.

**NEW BUSINESS:**

**City Public Hearing** - Palmwood Dr. - The POA was made aware of a City Planning Commission public hearing for January 21<sup>st</sup>. Property owners at the end of Palmwood made a request to the City to vacate a portion of the street. Very few details were made available regarding the request. Neither the Architectural Review committee nor the POA had been contacted by the property owners as to the basis of the request. The office received a number of phone calls from neighboring property owners who expressed concerns and asked a myriad of questions.

The Board discussed the many questions only to identify additional questions. The Board acknowledged that the POA is not interested in standing in the way of development. However, not knowing specifics and how they might impact the POA covenants and the overall community the Board felt it prudent to request the hearing be postponed.

David will follow up with the Planning Commission and report back to the Board.

There being no further business the meeting adjourned at **7:00PM**

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - Monday February 9, 2015 - 5:30PM - PCIGC Banquet Room