

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-February 9, 2015 Meeting**

The February 9, 2015 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

**PRESENT:** Kim LaRosa, Kim Reinike, Cary Trapani, Charlie Reymond & Brian Kett

**ABSENT:** Jim Hoskins, David Goff, Joey Niolet -Proxy given to Kim LaRosa; Gene Rogers

**ALSO PRESENT:** Terie Velardi, Steven Hammons, Trish Wright - POA Staff  
Guest-POA Member, Randy Robin- Palmwood Dr.

**GUEST: Randy Robin-** Re: City Planning Commission Hearing - Palmwood Dr.

President Kim LaRosa explained to those present that in January the POA was made aware that a City - Planning Commission Public Hearing was to take place the following week. Given the short notice the POA was unable to definitively determine what the scope of the hearing was about. The POA conferred with counsel and took action to request a delay in the hearing in order to sort out the details. Subsequently the hearing was tabled to be rescheduled in February. Kim introduced Mr. Robin and invited him to explain what the scope and intent of the project that is subject of the hearing.

Mr. Robin offered a brief history explaining prior to Katrina he owned a lot on the canal side (#4) and a small lot (Lot #20 /20' x 20') on the bay side. After the storm he purchased 2 additional lots on the bay side (18 & 19) with the intent to build on it. Although there was a house on the lot it may have been 1,000-1,200 sq. ft.; 1 bedroom & loft. Realizing the lot was long & narrow and too small to build the house he wanted. He spoke with City officials (7-8 years ago) and was informed that in order to vacate a city street all you had to do was to receive permission from the land owners of the properties that are beyond the point in question. He contacted the owners of lots located beyond his (Lots 1, 2 & 3) at that time and several other times in subsequent years. They had no interest and he never received their permission. The properties went up for sale this past summer with one of them receiving an offer contingent on the street being vacated and an easement be granted on lot #4 to join the existing easement.

Mr. Robin presented three different plats of the area ranging from the inception of the Timber Ridge subdivision showing a full servicing road with cul-de-sac. The second plat illustrates the area prior to Katrina where all or part the lots on the bay side were lost to erosion. *[All of lots 21 & 22 were lost; approximately ½ of lot 1 was lost; 98% of lot 20; 25% of lot 19 and a portion of lot 18 were affected.]* The third plat identified the projected configuration with the street being vacated. Mr. Robin noted that the portion of Palmwood Dr. fronting lots 1, 2 & 3 was vacated prior to the storm by the father of the 3 current owners.

In discussing the easement aspect Board members questioned if the easement would become Palmwood Dr. Mr. Robin identified that it would be a driveway easement not a street; it would not be paved nor maintained by the City. When asked about City services and utilities, Mr. Robin indicated that was not the scope of his request.

**The intent of the hearing is to see if the City would consider a proposal to vacate the City Street before he spends the money to do a feasibility study on the projected plan. When asked about the POA covenants, Mr. Robin acknowledged that the study would address all elements and answer these and many more questions, including setbacks, POA covenants, city utilities, etc. New surveys and other City requirements would need to be produced in order to move forward.**

Discussion continued regarding the possible configurations of all of the lots. Mr. Robin acknowledged that until a survey was completed and the city engineer reviewed utility and other requirements everything is speculative. Mr. Robin agreed to send the POA digital copies of the three plat maps he used in his presentation.

Upon Mr. Robin's departure the Board discussed the project presented, understanding it is in the preliminary phase the Board did not see any reason to object. The consensus was that new construction was good for everyone as long as it is done within the parameters set forth by the City and POA. Kim will follow up with the POA attorney.

#### **OLD BUSINESS -**

**Minutes -** Motion to approve the January 2015 minutes by Brian Kett, second by Cary Trapani and approved - 8-0; Gene Rogers absent

**Financials-** Brian reviewed the January financials stating we are in line with respect to the end of the year projections. Revenue, specifically members' dues was higher than typical for the time period but is due to the settlement of an old court case. The volume of repairs to the bulkhead depend on the next two months projections. The Board voted to move ahead with the first phase of repairs along the western portion of TR at the mouth of Bayou Malini.

Steven and Charlie will offer a plan projecting the repairs over the next few years. Charlie indicated that the bulkhead is the single most expensive manmade item we have. The repairs are good for 15 years and are necessary to protect the POA assets.

Discussion continued on how to best utilize available funds, specifically the certificates of deposit that are in place in the event of emergencies like Katrina. After reviewing the interest rates it was decided that the Association will receive a higher rate by consolidating them in to the higher yield account. The CD's in question mature in March. A motion to cash out the two CD's held by The Peoples Bank and reinvest the funds in the Hancock Bank Investment account was made by Charlie Reymond, second by Kim Reinike and approved 7-0, Gene Rogers absent; Cary Trapani abstaining

Motion to approve the January Financials was made by Brian Kett, second by Cary Trapani and approved 8-0; Gene Rogers absent

**Collections-** Terie reviewed the collection report noting that collections for current years (2014-15) dues are lower than the same time last year. However, collection of previous year's due is higher due to the settlement of a court case. In addition, we collected on the attorneys' fees associated with this case. Total transfers for the year are 58, averaging 5.8 per month as opposed to 4.5 last year

**Covenants - Violations -** Trish reported on behalf of the covenant compliance committee for January activity. Letters have gone out to all TR residents who had improper storage of their recreation vehicles. Member communication with the office remains high as folks are keeping the POA posted if they are unable to respond to the violation within the timeframe.

#### **Grounds & Maintenance -**

**Treasure Point -** Bulkhead repairs are scheduled to begin within the month. Steven shared that he provided Swetman with snap shots from the POA security cameras kids doing "donuts" behind the playground at Treasure Point. Within a weeks' time the activity has stopped. The Board discussed sink holes and parking on the grass and near the water's edge. Vehicles

parking too close to the bulkhead place unnecessary stress on the bulkhead Steven and Charlie will look at the area and report back as to what signs, if any would be useful.

**The portable restroom** – Steven continues to be in touch with Shad Jeanfru, the City building inspector and Brad Anthony from WPSCO regarding the project. Kim asked Steven to price the restroom at both locations; closer to the gate and adjacent to the pavilion.

**Swimming Pool** – Steven reported that the contractor for the pool decking has been back to repair the portions that did not hold up. The repairs are under warranty and the warranty is good for another year.

**Tennis Court** - Steven posted the new sign with the hours of operation on the fence. The courts are open from 6 am to 10 pm.

**Waste Stations** - For pets. Two at Treasure Point and one by the Tennis Courts are needed. The office will handle ordering 3 stations and disposal bags.

**Security** Kim Reinike reviewed recent events stating there is an issue with free roaming dogs. Some more aggressive than others. All are at risk of getting hit by vehicles and owners simply need to be more responsive to ensure the safety of TR residents and their pets. Kim will review the City ordinance and submit an article for the upcoming newsletter

**PCI -** Cary noted he and Brian met with the two new members of the PCI board, Hank Wheeler and Janet Crandle. Looking forward the POA and PCI are interested in collaborating on mutually beneficial events. Cary & Brian have been invited to the next PCI Board meeting later in the month. The POA has a standing offer to assist with getting information to our membership about PCI events either through an e-mail blast or in the newsletter. An invitation to speak to the POA board was also extended.

**Elections -** Cary and Kim reviewed the process and the nominating committee roles. The committee will be comprised of the following; Cary Trapani, Kim Reinike, Joey Niolet, Kim LaRosa and Charlie Reymond. Anyone can suggest names to the nominating committee and members can nominate another member by collecting 10 signatures of members who are in good standing. Ballots for the BOD and covenants and by-laws changes will be mailed via e-mail for everyone we have an e-mail address for. Cary will look at setting a date for the first meeting of the nominating committee and report back.

#### **NEW BUSINESS:**

**Newsletter** Kim asked that everyone get their article in to the office by Friday

There being no further business the meeting adjourned at 7:15PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

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