

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-April 13, 2015 Meeting**

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

ABSENT: Jim Hoskins-Proxy given to Kim LaRosa; Gene Rogers

ALSO PRESENT: Terie Velardi, Steven Hammons, - POA Staff

The April 13, 2015 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

OLD BUSINESS -

Minutes - Motion to approve the March 2015 minutes by Cary Trapani, second by Joey Niolet and approved by all present. Gene Rogers absent

Financials- Brian reported that both certificates of deposit were cashed out and he & Kim will look at placing the monies in to a higher yield account. Kim noted that she is reviewing the pre-paid insurance account with the accounting firm to be sure it accurately reflects the expenses for the year. The worker's comp audit has been completed and will be addressed at the same time.

Collections- Terie reviewed the collection report noting that the billing for the 2015-16 annual dues went out at the end of March. To date 30% of the 2015-16 dues has been collected with payments coming in daily. Collection of prior years' dues are similar from prior years.
The POA processed 5 transfers in March and have received 6 additional in the first two weeks of April. Overall the POA averaged 5.9 transfers per month during the 2014-15 year as opposed to 4.5 during the 2013-14 year which represents a 30% increase.

Covenants - Violations - Six covenant violations letters for the month have been sent out resulting in \$200 for repeat violations. The POA collected \$2,800 for repeat violation on improper vehicle storage dating back to 2010.

Board Communication - The office received a number of e-mails from members expressing their desire to have the ballots for the BOD counted by the nominating committee and non-board members just prior to the annual meeting. The Board reviewed a request to waive a covenant violation from a part time resident due to extenuating circumstances. The Board acknowledged the situation and noted that the property owner has rectified the situation and is aware of the importance that covenants be enforced. The Board voted to waive the fine with the understanding that future violations would be enforced.

Grounds & Maintenance -

Swimming Pool- Steven reported that he has been cleaning and checking for needed repairs to the pool furniture. He has repaired the older chairs on yearly basis to the point where some are now beyond help. Steven also

reported that we are in need of 2 Umbrellas and stands. Steven continues to monitor the pool equipment and is in contact with the contractor when needs arise. Steven noted that we are not having as many issues with the pool equipment since the enclosure that protects them was built.

Treasure Point – Charlie and Steven have been monitoring the bulkhead repairs and reported that phases “A” & “B” have been completed. All that remains is to have the benches put back in their place. Charlie reported the entire wall of the remaining bulkhead is in need of being repaired. Steven referred to the “hot spot” at the north side. He is waiting on a bid from the current contractor and will report back to the Board. Tentatively the Board is planning to address phase “C” in the fall.

The portable restroom – Steven reported that the bids are still being collected. With the information received thus far Steven was able to compare the costs of the 2 proposed locations; 1 near the fish cleaning station and 1 closer to the entrance. Steven explained that one location would require additional materials and costs to the plumbing and the other requiring added electrical costs. In the process Steven was able to mitigate the need for an additional electric meter determine the cost. The Board agreed to locate the portable restroom near the fish cleaning station as it is more centrally located. Cary Trapani made a motion to utilize an ADA Porta-Potty for the first season and review the usage and address the issue next spring. Motion seconded by Brian Kett, approved by all. Kim reported that POA will be closing on the cottage in the very near future. The POA will need to file an evacuation plan with City before the restrooms are placed at TP.

City Up-Date - Joey reported that he was able to put Ken McLaughlin in touch with Alderman Pickich regarding the Palmwood Street issues. Joey is under the impression that there will be a meeting in the next few weeks. Brian noted that Ken may be out of town but believed there has been open communication between all parties.

Security

Kim Reinike reported that the security cameras at TP recorded some folks parking their vehicles under the pavilion in the evening hours. Kim has been in touch the PC Police and have identified the vehicles. The City Police have increased their patrolling through the subdivision. Kim asked Swetman to change up their routine and also increase their visits inside the Point.

PCI -

Cary reported that he went to the PCI Board meeting in March. He noted they are a small committed group who have been working hard to strengthen their financial situation. Their evening entertainment and Wednesday night buffets have been well attended. New golf carts have been delivered. The POA will gladly continue to promote the Club to the POA membership.

Elections -

Cary reported that currently there are four potential nominees. One has confirmed their interest and Cary will follow up the others. Cary noted that with three open positions the committee needs to recruit a minimum of six nominees.

By-laws & Covenants – Kim La Rosa reported that she met with Verna Jackson and Jeannie Renton from the By-Laws/Covenant committee. They reviewed each suggestion made by the committee and the Board’s response to the specific suggestion. Kim reviewed the results of the meeting by section with the

Board and noted that the ballot will address each change line by line.
Members will have the opportunity to vote item by item.

There being no further business the meeting adjourned at 7:20PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday May 11, 2015 - 5:30PM - PCIGC Banquet Room