

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–Aug 10, 2015 Meeting**

PRESENT: Kim LaRosa, Kim Reinike, Cary Trapani, Charlie Reymond, Joey Niolet, Cathy Eagan, Ronnie Sedlak, Ken McLaughlin & Gene Rogers

ALSO PRESENT: Terie Velardi, Misty Dienes, Steven Hammons, - POA Staff; David Goff-2012-2015 Board Director, & Past Covenant Chairperson.

The August 10, 2015 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm

OLD BUSINESS:

Proposed Covenants & By-Laws –

Joey acknowledged David Goff as being present to assist with amending the proposed covenants and by-laws. Ken McLaughlin reported to the Board that he has received comments and recommendations from Board & POA members. Ken suggested that the Board first review the by-laws as the format of the original document is much easier to work with. The Board proceeded to review the By-laws line by line and completed the by-law review at 7:10pm.

In order for the Board to proceed with its' regular business a motion to continue the covenant review at a workshop was made by Kim LaRosa, second by Cary Trapani. The workshop was set for August 24 at 5:30 pm inside the PCI banquet room. The motion was carried by consent.

Minutes - The minutes for the annual meeting were dispersed and were tabled for review.

Financials- Kim noted that the POA has not closed out the year-end books as the accountants are completing their audit and review. In the year to date numbers for this year a couple of items are being reviewed. Insurance is a prepaid item where it is expensed over the 12 month period. There is an insurance expense that is being verified to reflect the recent worker's comp audit. Kim explained that the worker's comp expense has to do with a change the insurance companies are enforcing worker's comp. In the State of MS companies with five or less employees do not have to carry their own worker's comp. The insurance companies require the POA to cover these individuals under their policy. Kim further explained that when the POA solicits bids on projects workers comp is taken in to consideration. If a company does not have their own WC the POA requires the vendor to break out their labor and material costs. The POA calculates what the liability is for labor and considers that when comparing bids.

Collections- Terie reviewed the collection report noting that dues collection is in line with last year to date figures. Transfers for the month are at nine. Security access card fines are typically high during the summer months. Further discussion revolved around owners owing large amount in past due fees.

Covenants Violations – Misty reported for the covenants compliance committee noting the committee reviewed previous violations and identified additional violations including a RV and boat trailer that were not parked properly. Further discussion included homes that have not been repaired since Katrina. Two homes were identified and letters and fines continue to be sent to the property owners.

Board Communication –The office staff reported receiving a number of calls from members regarding short term rentals in the subdivision. The concerns ranged from the full time members not being able to enjoy their own properties due to the excessive, late night to early morning parties & noise as well as cars being parked everywhere. A letter is sent to the property owners explaining whether it is their guests or renters, the property owners are still responsible for activities that occur on their property; that no offensive activity, annoyance or nuisance to the occupants is permissible. The Board discussed that a new covenant has been requested by the members to address this issue is being proposed.

Grounds & Maintenance

Pool - Steven noted that the pool continues to look good. We purchased umbrella stands, each weighing 110 pounds. The stands have wheels to assist members when transporting them from one side of the pool to the other. The pool maintenance contractor identified a damaged pool pump and was able to replace the part without any down time. The material on the pool deck continues to crack. Steven noted that the POA is still under warranty until March of 2016 and will work to have it fixed prior to its expiration.

Treasure Point – Steven noted that the restroom facility has been delivered and the hook ups to electric, water and sewer are taking place. When delivering the pool house the facility barely made it past the key card reader. Steven indicated that the two large posts and the card reader would have to be moved back a foot or two. Charlie indicated that the asphalt pavement in the same location and proceeding to the gate is buckling and needs to be repaired.

Bulkhead – The County Sheriff's department place a "No Wake" sign at the entrance to Bayou Mallini. Cary mentioned that in speaking with local marine contractors that their contracts for service are 6 months out and suggested the POA get on their calendar very soon.

Security – Kim Reinike noted he was able to speak with the new Pass Police Chief regarding the robberies that occurred over the 4th of July weekend. The Police noted that some of the items stolen have been recovered and have identified specifics about the perpetrators. The police continue to follow up with leads.

Kim continues to receive requests from members about starting up a neighborhood watch. Together the POA and the membership will develop the groundwork and guidelines to do so. Kim reviewed the costs and type of car decal that would be most beneficial to identifying vehicles anytime of the day. A motion to purchase 2,000 decals made from a reflective material was made by Cary Trapani, second by Kim LaRosa and carried by unanimous consent.

Security coverage - Kim suggested, as a matter of business it is time to recruit bid(s) for POA security surveillance. In speaking with City officials Kim is interested in seeing if off-duty police officers can be contracted to assist the POA with the Association's needs. Kim LaRosa noted that was an excellent idea and the POA did receive a bid from off duty police officers a few years back but their costs were double of what we are now paying. Prior to having a fence around the pool the POA was able to utilize the police department for special occasions but not on a regular basis. Kim Reinike noted that the City is looking in to all possibilities. Joey noted that the City Board of Alderman voted to allow the police officers to patrol in their uniforms when off duty.

Gene Rogers offered to use his experience in law enforcement and writing grants for security projects to researching possible grants that may assist the City in providing additional patrolling the subdivision.

There being no further business the meeting adjourned at 8:05PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday September 14, 2015 – 5:30 pm – PCIGC Banquet Room