

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-October 19, 2015 Meeting**

PRESENT: Kim Reinike, Charlie Reymond(5:45), Joey Niolet(6:00), Cathy Eagan, Ronnie Sedlak, Ken McLaughlin

ABSENT: Kim LaRosa, Cary Trapani (Proxy to Cathy Eagan), Gene Rogers

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

The October 19, 2015 TRPOA Board of Directors meeting was called to order by Treasurer Ronnie Sedlak at 5:30pm

OLD BUSINESS:

Proposed Covenants & By-Laws -

The Board finalized the ballots for the proposed covenants and by-laws. The proxy will list all of the names of the board members and a place for other POA members in good standing. The ballots & a proxy will be sent to all members in good standing no later than October 28th with a return deadline of November 28. The ballots, directions and proxy will all be posted on the web-site. An e-mail blast will be sent to everyone we addresses for staing the above.

Minutes - A motion to approve the September was made by Cathy Eagan, second by Kim Reinike and approved by all present.

Financials- The September financials were tabled until the November meeting.

Collections- Terie reviewed the collection report noting that dues collections are similar to last year for the same time period. We expect to receive approximately \$8,000 from on an old account that is being sold. Past due invoices have been sent to all those in the rears. We've been able to track down good addresses for those who have not kept the POA current and have either sent them past due notices or filed in liens in Justice Court.

Covenants Violations - In Misty's absence Cathy reported for the covenants compliance committee noting that eight letters have been sent out for violations. Six are repeat violations and were billed \$100.

Further discussion revolved around the use blue tarps to cover a sand volleyball court. The property owner contacted the office after receiving a covenant letter. They stated that the tarp was in place to prevent weeds, animals and rodents. The owner also noted that some of the tarps were deteriorating and would be replaced. The Board agreed that there is no objection to covering the courts for the stated reasons; however the covering needs to be one designed for the purpose of covering an outdoor volleyball court. Furthermore, it should neutral in color to blend in with the environment. The property owners would be given 60 days to make the changes. The office will follow up with a letter to the property owners.

A question arose about the City's involvement with lot maintenance. Neither the Board nor the office is aware of the City's oversight of lot maintenance. Joey will follow up with the City and Alderman Pickich.

Board Communication –

The Board received communication from a member who was concerned about the appropriateness of a particular statue on a property in the subdivision. No action was taken and the Board would look further in to any jurisdictional issues that may or may not pertain to the situation.

The office has received a number of comments from new members stating that they are happy to be TR residents. Member, overall are very appreciative of the new security decals for their vehicles.

Grounds & Maintenance

Steven reported that MS Power has replaced our security lighting around the pool area and at Treasure Point with the LED lighting. Steven replaced some ballast, covered under the warranty for the lighting at the entrances.

Pool - Steven noted that the pool continues to look good. A leak around one of the pumps has been identified and is in the process of being addressed.

Bulkhead – Step Above has been awarded the contract for the next phase. The work is tentatively scheduled after the first of the year. Step Above has provided the documentation to apply for a permit from DMR.

Security –

Kim Reinike noted that the security cameras captured the vehicle leaving the subdivision with the golf cart that had been reported stolen. Kim recognized Steven’s efforts in working with the City detectives.

Kim indicated that he and Steven are looking at ways to improve the resolution of the cameras at the entrances.

Kim has started contacting additional security companies for bids to service the community. Swetman will be asked to submit a bid. The City is looking in to the prospect of allowing off-duty officer the opportunity to provide service to the community.

Neighborhood watch – The Board discussed reviewing & researching their area to recruit block captains. Ken shared past experiences with the Sheriff’s “Night Out - Against Crime”, noting that it works better in smaller zones rather than trying to bring the entire division together.

City Liaison - Joey reported that the Alderman would be meeting on Wednesday and anticipate the approval to pave Pinewood & Birch.

Treasure Point - Joey reported that David Goff informed the POA that the State filed their response to the Bay Pointe Property claim in conjunction with the POA filing.

PCI - In Cary’s absence Cathy reported that PCI is hosting their Christmas Party on Dec 12th and asked the Board if they were interested in participating. The board would discuss it further next month.

NEW BUSINESS:

There being no further business the meeting adjourned at 6:45PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday November 9, 2015 – 5:30 pm – PCIGC Banquet Room