

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–March 14, 2016 Meeting**

**PRESENT:** Charlie Reymond, Ken McLaughlin, Joey Niolet, Cary Trapani, Ronnie Sedlak, Cathy Eagan

**ABSENT:** Kim Reinike, Kim LaRosa – Proxy to Joey Niolet

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

The March 14, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm

**Minutes -** A motion to approve the February 2016 minutes was made by Cathy Eagan, second by Cary Trapani and approved by all present; 7-0. Absent: Kim Reinike, Kim LaRosa-Proxy to Joey Niolet

**Financials-** Joey and Ronnie lead the review and discussion on the financials. It was noted that the legal, printing and mailing fees are notably higher than years past as a result of the By-Pointe law suit and the additional work required to send out additional revisions of the By-Laws and covenants. Insurance is up due to the worker's comp audit from the previous year, noting that the final bill came in after end of the 2014-15 fiscal year. The discrepancy on the budget for the line item for lawn maintenance has been corrected.

Ronnie Sedlak and Ken McLaughlin discussed the legal fees. Joey was asked to contact the attorney to ask for an estimate of future costs. The Board acknowledged that there may not be a simple answer as the process is ongoing but any indication would be useful.

The Board acknowledged that purchase of additional security access cards to the gates at Treasure Point and the pool skewed the line item for repairs and maintenance & locks. The cards are purchased in bulk to receive a better price. The number of key cards purchased is expected to last an additional 2-3 years.

A motion to approve the financials for January and February was made by Cary Trapani with a second from Cathy Eagan. The motioned was approved by all present.

**Collections-** Collections are typical for the end of the year. We are starting to receive payments for the next fiscal year. The POA continues to work with homeowners in settling their accounts. Transfer fees are collected when a property changes hands. Overall we are averaging six and one-half transfers per month.

**COMMITTEE REPORTS:**

**Covenants-** Terie reported on behalf of the covenats compliance committee. A second letter along with a fine was sent to the member who is covering a portion of their yard with a tarp. The members are covering the area stating that they are doing so to keep weeds from growing on their volleyball court. The Board has given them 90+ days to find an alternative and or find a covering appropriate for the intended purpose. Letters have been sent on mostly lot maintenance which typical for the time of the year. Many of the members who are not full time residents use our letters to begin their regular cutting schedule. wait

**Board Communication** – There is a request to the AR committee for a twenty (20) foot set-back from the street for a new construction project. Ken reviewed the project noting that both neighbors sent in letters with no objections. There was a question regarding the size of a platform for the mechanical equipment and the required set-back to a side yard which was addressed by the owner. Ken made the motion to approve the front yard setback, Cathy Eagan second the motion and all approved

**Grounds & Maintenance**

Steven reported that the contractor who applied the Kool decking has returned to make his final repairs within the warranty time frame. Steven noted that this is an ongoing issue and will need to be addressed again next year.

The wood chips at the TP playground have been removed and moved to the playground at the pool. Washed pea gravel was placed at the TP playground to prevent a washout. Steven asked the Board to share with him any feedback h they receive on the pea gravel.

**Security** – In Kim Reinike’s absence the Board noted that emphasis on the neighborhood watch program is a priority. The Spring Fling will kick off the neighborhood watch program.

**City Liaison** - Joey reported that the City has dug out the ditches and blew out the lines along Fernwood. This past Friday evening a fire hydrant that was installed in the 60’s failed at the corner of Northwood and North St. It was posted on face book as it was quickest means to notify members of the situation.

**Treasure Point** – Charlie indicated that while we have put repairs to the bulkhead on hold while the lawsuit is being addressed the POA needs to be concerned with the number of holes along sections of the bulkhead. It was decided that orange construction fencing would be used as a safety measure as well as filling the smaller holes with a combination of concrete and gravel.

**PCI** - The General Manager asked the office to include information regarding the Friday night Italian Open Socials when we send our next e-blast out.

**OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit -**

Joey updated the Board noting that the process is moving along slowing. Henry Laird is working on behalf of the POA. Interrogatories from Bay Pointe and Timber Ridge have been exchanged. A key individual who has firsthand knowledge of the dredging of the mouth to Bayou Mallini when Treasure Point was filled in will be deposed in the next few weeks.

**Neighborhood Watch / Spring Social** – The Board agreed that the “Spring Fling” will be held on May 21 from 11am-2pm. The POA will use the spring social to kick off the neighborhood watch. It was noted that Sargent Rob Lincoln from the Sheriff’s office agreed to be present and would ask the Sherriff to attend. Cary Trapani made a motion to allocate \$500 for the food and other incidentals. Second by Ronnie Sedlak and approved by all. The Cathy and Terie will meet with the TR Woman’s Group to share the information about the neighborhood watch kick-off and ask for their assistance in signing up residents at the event.

**Election Committee** – Chairperson, Cary Trapani noted that no members offered to serve on the election committee. In addition to Cary Trapani the following Board members will serve on the election committee: Cathy Eagan, Ken McLaughlin, Charlie Reymond and Ronnie Sedlak. Cary noted that there are three (3) open positions and reminded the committee that the Association’s By-Laws state that the committee will solicit two (2) candidates for each open position. To date 3 individuals have been identified as possible candidates.

**Covenant Run-off Ballot results** – BOD members addressed the results noting that neither option received the required 60% approval and discussed the next steps. A question was posited if the 60% was needed on a run-off vote. Joey will follow up and ask for some guidance from Henry Laird when he meets with him on the TP lawsuit.

**NEW BUSINESS:**

**Budget** – The Board reviewed the budget for the 2016-17 fiscal year. Ronnie Sedlak made a motion to approve the budget, second by Cary Trapani approved by all present.

There being no further business the meeting adjourned at 7:30PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - Monday April 11, 2016 – 5:30 pm – PCIGC Banquet Room