

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-May 9, 2016 Meeting**

PRESENT: Charlie Reymond(5:45), Ken McLaughlin, Joey Niolet(5:37), Ronnie Sedlak, Cathy Eagan, Kim Reinike, Cary Trapani(6:15) and Kim LaRosa

ABSENT: None

ALSO PRESENT: Terie Velardi, Misty Diebes- POA Staff;

The May 9, 2016 TRPOA Board of Directors meeting was called to order by Vice President Kim LaRosa at 5:30pm

Minutes - A motion to approve the April 2016 minutes was made by Cathy Eagan, second by Ronnie Sedlak and approved by all present; -

Financials- The financials were reviewed it was noted that the receivables for the annual dues had been overstated and will be addressed with the accountant. Kim noted that expenses for the month were in line and noticed that accrued expenses for security had not been adjusted.

No action was taken; financials were tabled until further review of the posting of the annual dues and adjustments for accrued expenses were addressed with the accountant.

Collections- Collections were reviewed noting that 24% of the annual dues was collected; combined with the 35% collected prior to April 1 we are in line with what is typically collected for the same period in previous years. Only two transfers were recorded during April.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. Ken reviewed and discussed the covenant violation and fine that was sent to the property owner who is using tarps to cover a volleyball court on a portion of the yard. Ken noted that he was in communication with the property owners and asked the committee to continue to monitor the property. Covenant letters have been sent to those with overgrown lots. Typically the letters motivate the property owners to resolve the situation.

Board Communication – Misty reported that POA member who is on a payment plan and who has been making regular payments has asked to have security cards to access the pool. The Board acknowledged that the member has been making a diligent effort and have agreed to issue security access cards contingent upon making regular payments. The Board asked the office to keep an eye on the members account and to continue to work with the member.

A new member called and asked for pool maintenance contractors. Misty explained to the property owner that the POA does not advocate for one contractor over another and suggested that the member contact neighbors who may have a pool. Board members with pools offered to speak with the new member regarding their experiences. Misty will follow up with the new member.

A member asked if the POA has to approve any construction of a boat house that encroaches on to the land. The office contacted the City building department as to their stance. The PC building inspector visited the site and informed the POA that the City is not requiring the property owner to have a building permit. It was noted that the pilings that have been driven on the land to support a walkway leading to the boat house and deck will be significantly reduced in size.

Gounds & Maintenance

Terie reported for Steven noting PC Public Works has been cutting the ROW with their new side winding mower. Steven has asked that if POA members have something stolen that in addition to contacting the PC police that they contact the office so he can review security tapes before they are copied over. It was noted that new plantings that add color to the Henderson St and Royal Oak has been completed. It was discussed if we should do the same to the TR Blvd and North Street entrance. The Board requested a quote for the TR Blvd entrance and to wait on the TR North Entrance until the new sign was completed.

Security - The break in on Baywood Dr was resolved and the culprit was identified and questioned within 24 hours of the incident.

City Liaison - Joey mentioned that the City has addressed the flooding issue on Fernwood and appears to have been resolved.

Treasure Point - Charlie noted that some folks are requesting some solar lights on the buoys at the mouth of Bayou Malini to make it more visible at night. Kim suggested that we communicate with the Henderson Point HOA and split the costs. The Board discussed other options including reflective tape noting that all boats should have running lights. No decision was made.

PCI - Cathy reported for Cary noting that PCI is getting ready for the summer and all else appears to be going well.

OLD BUSINESS:

Covenant & By-Law Filing - Joey reported that Julien Byrne is preparing an affidavit to include all of the lots in TR. Once that is completed it will be filed with the Harrison County Clerk's office. Julien has not gotten back to us regarding our questions regarding short term rentals.

Treasure Point-Bay Point Properties-Law Suit -

Joey updated the Board noting that the attorney is waiting to receive the transcript with all of the exhibits from the deposition that Joey and Kim LaRosa were present for. The attorney noted that he received two maps; one from 1953 pre dredging and one dated 1958 that illustrates that the dredging already had begun. Joey noted that the 1958 map supports our position. Once all of the documents are in hand the POA attorney will file for a summary judgement to dismiss the case and acknowledge that the POA is the rightful owner of TP.

Timber Ridge North Sign

Terie reported that the property owner at the corner of Henderson and Orange brought in the notarized Right of Way Filed notarized documents in Court and ready to move forward

Neighborhood Watch / Spring Social – Cathy noted that the Spring Fling is set for Saturday, May 21, 11:00 am to 2:00 pm. The Ladies from the TR Woman’s Group have been asked to assist on the day of the event. Cathy reported that Sgt. Lincoln from the Harrison County Sherriff’s department is unable to make the event but will ask someone from the Sherriff’s department to be in attendance.

Election Committee –Chairperson, Cary Trapani noted that we four members running for the three open positions. Ballots and bios were handed out to the Board and noted that the mailing to the membership was on schedule to go out by Wednesday.

Short Term Rental Resolution – Tabled for further review. Joey mentioned that he has asked that Alderman Pickich check to see if the City has a hotel tax and how they monitor it.

NEW BUSINESS:

There being no further business the meeting adjourned at 6:30PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The Annual Meeting Sunday June 12, 2016–1:00 pm – PCIGC Banquet Room