

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 19, 2016 Meeting**

- PRESENT:** Charlie Reymond, Joey Niolet, Cathy Eagan, Ronnie Sedlak, Ken McLaughlin, Kim Reinike and Cary Trapani.
- ABSENT:** Rebecca O’Dwyer, and Jediah Bishop.
- ALSO PRESENT:** Terie Velardi, Misty Dienes and Steven Hammons, POA Staff

The October 10, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to Approve September 2016 minutes was made by Cathy Eagan, second by Ronnie Sedlak and approved by all present; Cary Trapani proxy to Cathy Eagan.

Financials- The financials for August were reviewed.

Ronnie reviewed the financials and noted that while all looks in order with the monthly expenses the Board will continue to look for ways to reduce expenses. Motion to approve the financials was made by Cary Trapani, second by Kim Reinike and approved by all present.

Collections- Collections for September reviewed. Collections of Annual dues are up for the first 6 months of the fiscal year are up 6.57% over the same time period from last year. Collection for prior years dues are up 27% for the first 6 months of this year compared to the same period last year. In addition to sending collection letters we have filed in Harrison County Justice Court. Two cases reflect tax sales where tax deeds have been issued and the POA has attempted communication with the new owner(s) to no avail. There were 9 transfer fees collected in September with an overall monthly average of 5.3.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. The Board reviewed each case and expressed concerns over two properties and instructed the office to send invoices reflecting the violation. Misty noted that most of the violation letters that went out in August were resolved.

Board Communication – Board reviewed member comments and requests regarding payments plans. In addition a property owner is purchasing a property across the street from their residence. They are interested in improving the vacant lot and construct a garage that would match the construction of their home. The Board discussed what and if any parameters, outside of the typical guidelines could be agreed upon to allow the development of vacant lots. The Board acknowledged that there are several vacant lots and many may never be developed. The AR committee will be asked to review and consider such parameters and report back to the Board.

Architectural Review – No Report

Grounds & Maintenance

The Board approved the installation of sod around the perimeter of the TR North signage. Cathy Eagan made a motion to spend \$200 for sod to dress up the TR North entrance. The motion was second by Ronnie Sedlak and approved by all present; Charlie Reymond recused himself from the discussion and vote.

Steven noted he is in the process of securing bids to consolidate the three separate electrical services at the pool and tennis courts in to one.

Security – Steven will be meeting with Omni Technologies regarding security cameras for TR North and on Beechwood.

Neighborhood Watch - Cathy reported on the neighborhood watch program noting that we are waiting for a date to host a TRIAD meeting. Cathy noted that we will look to host a NWP presentation “CRASE” *Community Response to an Active Shooting Event*. The presentation will be hosted by the County Sheriff on January 29. Cathy noted that the two NWP meeting went well and we continue to add members and identify block captains. Cathy also reviewed the phone app that can be used to communicate with members of the NWP. Cathy noted that the app is strictly a one way form of communication that will get the information out quickly. Cathy will serve as the NWP coordinator and the POA’s primary contact. Ronnie Sedlak will be the back up.

City Liaison - Joey noted that he spoke with Alderman Pickich regarding the placement of a security camera on the right of way near the school. Alderman Pickich will contact the City attorney to discuss and request permission.

Treasure Point – Steven noted that preventative maintenance was performed to the motor and chain to the gate at Treasure Point.
Steven and Charlie reviewed the recent bulkhead and tie downs at TP noting that the construction has been completed and it looks good. The 300’ x 25’ area adjacent to the bulkhead has been backfilled and graded but is in need of grass or other material to prevent the erosion of the exposed dirt. It was decided that rye grass seed would be the most economical and effective course.

PCI - No Report.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit - Joey reported that he spoke with the POA attorney regarding the MS Secretary of States claim to TP. He noted that the POA & City attorneys are in communication and the City and the Secretary of State will be working on resolving the tideland concerns.

and the There’s nothing new to report. The attorney is in contact with the City to see if they are the “owners” of the area that was filled in. If so, the City should be working with the State to resolve the tidelands claim.

Short Term Rental Resolution – The Board affirmed the Short Term Resolution that was discussed in previous meetings. The motion to approve was made by Ronnie Sedlak, second by Cary Trapani and approved by all.

NEW BUSINESS:

Security Contract – The discussed the current security concerns and parameters of the current contract. No actions were taken.

ADA Portable Bathrooms – With the pool closing at the end of October the Board discussed the practicality of keeping the portable restroom at the pool. The cost is \$100 per month and serves anyone using the playground, tennis courts, picnic area and walking track. No action was taken.

Newsletter – The POA is gathering information for an upcoming newsletter. Board members are asked to report on their areas and send to the office.

Christmas Boat Parade- This years boat parade will be held on December 17 starting at sundown at Treasure Point.

There being no further business the meeting adjourned at 7:15PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for November 14, 2016 at 5:30 pm – PCIGC Banquet Room