

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-December 12, 2016 Meeting**

PRESENT: Charlie Reymond, Joey Niolet, Cathy Eagan, Kim Reinike Cary Trapani, Ken McLaughlin, Rebecca O'Dwyer, Ronnie Sedlak

ABSENT: Jediah Bishop

The January 9, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to Approve December 2016 minutes was made by Cathy Eagan, second by Ronnie Sedlak and approved by all present;

Financials- Ronnie reviewed the November and December financials noting that the bad debt is high as expected due to the office cleaning up old accounts that included tax sales. Revenues for the month are slightly greater than prior years. After reviewing insurance expense on the monthly profit & loss statement the Board acknowledged that it is not a monthly expense but rather the posting reflects the time the insurance comes due.

Motion to approve the November & December financials was made by Cathy Eagan, second by Rebecca O'Dwyer and approved by all present.

Collections- Collections for December were reviewed. The income stream for dues collection remains typical for this time of the year. The first 9 months of 2016-17 year to date collections is at 86% of what was billed and is equal to the percentage of the full 12 months collected of 2015-16 dues. The overall increase is 3.5%. Collection of prior year's dues (< 2016 dues) is up 128% for same period and up overall 64%.

We continue to chip away and have collected court cost and outstanding fees on three of the recent cases filed in court, totaling \$4,000.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee, noting that there were 3 repeat violations. Invoices for the CV were assessed and sent to the property owners. The CV committee is working with the property owners that have the unsightly tarp covering over their lawn. The issue with the tenants living on TR Blvd and parking on their lawn on a regular basis has been resolved. Letters and e-mails were sent to the property owner and management company. The Board reviewed cases ranging from improper vehicle storage, inoperable vehicles and lawn maintenance. The Board reaffirmed that the covenants are to be followed unless a waiver had been previously issued.

Board Communication - Misty reported that the office has not heard nor has received any documentation from Mr. Randal on Fairway Dr. regarding his request for height variance on his fence. Other issues include flooding on Fernwood. Joey followed up with the City and reported that there are plans to put larger pipes in the area.

Architectural Review - A member on Hackberry is interested in installing a inground pool and has requested a variance on the side-yard setback from 10 feet to 5 feet, which is consistent with the City's setback.

Grounds & Maintenance

Steven reported that the consolidation of the electric meters at the pool house, pool and tennis courts has been completed. The installation of the "T" poles at TR North and at the corner of Beechwood and Oaklawn is scheduled for the next week to 10 days.

Security – Steven received two bids on the security camera upgrades and has spoken with a representative from MMR for a third quote. Steven is scheduled to meet with him in upcoming weeks. Steven indicated that the local law enforcement agencies have contacted him directly requesting assistance in reviewing the security tapes. He asked for the Board's confirmation to continue to work with local police. The Board unequivocally acknowledged that we should help the local law enforcement agencies when we can. If a request is atypical or incites a concern Steven can always defer the request to the Board. In any event, communication with the local police should be documented and shared at a minimum with Kim R. and the four officers.

Pool- Steven reviewed the costs of repairs to the kool decking. The Board reviewed the pool decking issue and suggested another alternative to the kool decking. Steven will research the possibility of installing composite material, such as TREX over the existing material. Steven noted that we had a pipe freeze and asked that he be allowed to install an underground shut off. The cost is estimated to be no greater than \$150. There was no objection to his request.

Neighborhood Watch -

Cathy reminded the Board about the "CRASE" *Civilian Response to an Active Shooting Event* on January 29, 2017.

City Liaison - As previously noted the City is working on the drainage issue on Fernwood.

Treasure Point –

Steven noted the grass seed that was spread near the bulkhead is growing very well and has been cut once. Steven noted he added additional solar lights to the boat ramp as well as rope lighting to the stairs leading to the restrooms.

PCI - No Report

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – Nothing new

NEW BUSINESS:

Handicap Accessible bathrooms – As previously discussed in reviewing expenses the Board reviewed removing the ADA portable bathroom located at the pool. In 2014, at the request of property owners, the Board approved leaving the ADA-PB at the pool year-round for those using the playground and tennis courts. Board agreed that the ADA-PB will stay in place until the end of October when the pool closes. Once the pool closes the ADA -PB will be removed.

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 February 13, 2017 at 5:30 pm – PCIGC Banquet Room