

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

PRESENT: Charlie Reymond, Joey Niolet, Cathy Eagan, Kim Reinike Cary Trapani and Jediah Bishop. Ken McLaughlin via telephone

ABSENT: Rebecca O'Dwyer, Ronnie Sedlak

ALSO PRESENT: John Randle, POA Member; Hunter Dawkins, Associate Publisher of the Gazebo Gazette; Terie Velardi, Misty Dienes and Steven Hammons, POA Staff

The December 12, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

POA-Member Guest – John Randle, 99 Fairway Drive

Mr. Randle was present to discuss with the Board his request to place an 8' fence along his front property line. Ken McLaughlin, BOD and AR representative joined the conversation via the telephone. Mr. Randle explained that he purchased his home and the adjacent lot in October 2014 and is interested in installing an inground pool. His interest is in providing security and privacy. The topography of the site slopes towards the bayou and if he installs a 4' fence at the highest point the fence fronting the pool will be 2-1/2 to 3'. Ken McLaughlin explained that an 8' fence does not meet the current covenants, AR parameters and is out of character for the subdivision. However, the Board will consider a 6' fence with possible landscaping to mitigate the height of the fence. Before the AR committee and the Board will consider a variance to the covenants the POA requested Mr. Randle to provide a survey of his properties that show the location of the improvements and setbacks. Once the survey is provided a member of the BOD and or AR committee will be happy meet with Mr. Randle on site to review and discuss possible solutions. No action was taken.

Hunter Dawkins, Associate Publisher of the Gazebo Gazette

Mr. Dawkins learned about the TR/PC Isles boat parade and was interested in learning more so he may promote it in the community calendar in the Gazebo Gazette.

Cary Trapani indicated that Billy Mahoney from PC Isles is coordinating the event and that anyone interested in decorating their boats to meet at the mouth of Bayou Mallini at 5:15. Timber Ridge will have a fire going in the newly installed fire pit and provide hot chocolate. Anyone interested in decorating their golf carts can join the fun out at TP. Mr. Dawkins asked if the BOD was interested in purchasing an ad to promote the event further. The BOD declined and said they would consider it for next year. Cary Trapani will send Mr. Dawkins specifics at the end of the meeting. Cathy Eagan shared the information regarding the NWP – CRASE slated for the end of January. The office will keep the Gazebo Gazette informed as the details are solidified.

Minutes - Motion to Approve November 2016 minutes was made by Cathy Eagan, second by Kim Reinike and approved by all present;

Financials- The financials for November were tabled.

Collections- Collections for November reviewed. The income stream for dues collection is typical for this time of the year. Comparing 2015-16 year to date collections to the same period in 2014-15 the POA is showing overall increase in dues collection of 1.2% of the current years dues and a 54% of prior years' dues.

The POA makes every attempt to collect on past due balance prior to filing in Justice Court. However, court action is necessary when folks do not comply. Cases that have been filed in Harrison County Justice Court are typically resolved prior to going to court. However, some folks do not act and a default judgement is rendered. The Board continues to work with POA members to accept payment plans.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. The Board discussed a property that is being rented where the tenants are parking on the lawn. Misty explained that the office sent a CV letter to the property owner who lives out of town as well as following up via e-mail. The property owner replied to the e-mail and said they would have it taken care of immediately. The tenants continue to park on the lawn. The responsibility lies with the property owner however the BOD discussed and agreed that the office should send a letter to the tenants, welcoming them to the neighborhood and provide a copy of the covenants.

The Board reviewed additional cases ranging from improper vehicle storage, inoperable vehicles and lawn maintenance. A reoccurring issue is with unsightly use of tarps to cover a volleyball court on a member's yard. In the past, the POA has worked with the member to find a solution. Specific parameters were established as to the proper material and the ability to secure and maintain the covering. Further violations would result in immediate fines. The BOD agreed that the members are in violation and a fine for the violation is to be charged.

Board Communication – Misty reported that the Board already discussed Mr. Randel's and other members' issues earlier.

Architectural Review – No report

Grounds & Maintenance

Steven presented three quotes for to consolidate the three separate electrical services at the pool and tennis courts in to one. And the installation of the "T" poles for security cameras at TR North and at the corner of Beechwood and Oaklawn. Steven requested the vendors to bid on each of the three projects. In doing so the POA could save \$600 by awarding the bids to two different vendors.

Security – Steven reported that he met with local vendors regarding upgrading the cameras. The one vendor interested in presenting a demonstration of the different types of cameras available may be able to make arrangements to have the manufacturer come in by the end of the week. Once a time is established the office will communicate with the Board.

Steven discussed the issues he is having with the cameras and noted that he is having difficulty with the length of storage on some cameras. New SD cards have been installed but the issue remains.

Pool- Steven noted that the kool decking is chipping. Previously the BOD tabled the discussion until the winter months. The Board will discuss in January

Neighborhood Watch -

Cathy reminded the Board to reach out and sign up their neighbors for the NWP.

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

City Liaison - Joey reported that he has not heard back about having to keep the handicap accessible portable bathroom at TP year-round.

Treasure Point -

Steven noted that the river sand has been brought in, spread, seeded with rye grass and covered with straw. Charlie noted that rye grass may need to be revisited as it does not seem to be growing

Cathy and Joey reported that the fire pit was installed over the weekend and is ready for the Boat parade.

PCI - No Report

OLD BUSINESS:

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

Newsletter - Joey reminded the Board to get their articles in to the office.

NEW BUSINESS:

City - Christmas Party -

Every year the City hosts a Christmas party for their employees. The POA uses this opportunity to thank the City for their continued support and service to the Timber Ridge community. In the past, the POA has supplied sandwich and cookie trays. Last year the City hosted the party at a local restaurant. The POA provided gift certificates to Mulligans Grill while PCI provided certificates for rounds of golf. The Board approved the same arrangements and asked the office staff to facilitate the gift. Cathy offered to assist as she handled the PCI gift certificates last year.

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 January 9, 2017 at 5:30 pm - PCIGC Banquet Room