

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-April 10, 2017 Meeting**

**PRESENT:** Joey Niolet, Cathy Eagan, Cary Trapani, Rebecca O'Dwyer, Kim Reinike, Ken McLaughlin and Ronnie Sedlak.  
Steven Hammons, Terie Velardi – POA Staff

**ABSENT:** Charlie Reymond , proxy to Kim Reinike; Jediah Bishop

The April 10, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

**Minutes -** Motion to Approve March 2017 minutes was made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all.

**Financials-** Ronnie reviewed the March financials noting that were in line with the budget and what is expected for this time of the year. Ronnie noted that he and Terie are working with the accountant on next year's budget and finalizing the 2016-17 yearend report.  
Ronnie noted that the financials are a draft until the accountant can complete the year end reports.

**Collections-** Collections for March and the 2016-17 year were reviewed noting that overall collection of current year's dues was up by 5% from the 2015-16 year and collection of prior years' dues during the 2016-17 year is up 71% or \$11,500. The uncollected amount represents 13% of the total billed for 2016-17 as opposed 17% uncollected in the 2015-16 year.  
Terie noted that the invoices for the annual dues were sent out in March with 65% of them sent via USPS and 45% sent via e-mail. The office has received positive feedback on the e-mail method. We saved \$300+/- in postage plus the time and materials it takes to send them via USPS. We collected 6.5% of the 2017-18 billing or \$22,120 in March.  
The total number of transfers for the 2016-17 year are down 33% or 54 total in 2016-17 vs 81 in 2015-16. The number of access cards billed for remains consistent at 48.

**COMMITTEE REPORTS:**

**Covenants-** Terie reported on behalf of the covenants compliance committee. Improper vehicle storage (4); RVs, trailers & boats continues to be the biggest issues. Lot maintenance (3); Other (2) including excessive dog barking. Eight (8) violations from February have been resolved. A short-term rental violation was identified for improper vehicle parking and nuisance. The office spoke with the property owner who was apologetic, acknowledged the importance of having restrictive covenants and accepted responsibility without any rebuttal. The board reviewed the letter and established an appropriate fine. A letter and invoice for associated fines will be sent to the property owner.

The board reviewed the property with the volleyball court noting that the small 18" fence that was deemed inappropriate was removed and a tarp(s) are once again covering the court. The board acknowledged as long as the tarp is secure and does not become unsightly from wind or improper anchoring the tarp(s) will be acceptable.

**Board Communication –**

The board reviewed member comments. A request to reserve Treasure Point was made and approved. Two property owners are interested in purchasing adjacent properties that are owned by the POA.

Terie noted that an RFP to determine fair market value was sent to local appraisers to appraise six (6) POA owned lots. The Board discussed the bid process and noted it would be a closed process; values of the lots will not be made public. As noted at the 2016 annual meeting property owners owning adjacent properties would have the first opportunity to bid on the POA lot adjacent to theirs. If their bid does not meet or exceed the value established, the bidding process for that lot would be open to anyone interested noting that the adjacent owner would have a second opportunity to bid on the said lot. The board also noted that any POA board member either owning an adjacent lot or one who has interest in a POA owned lot will not participate in reviewing the appraisals and in the bid review process. The time frame associated with the bid process is yet to be determined. The Board also discussed whether it was prudent to put all 6 lots out for bid at one time or to solicit bids as interest in a particular lot is made known.

**Architectural Review –** Four requests for architectural review were made during March consisting of a new fence; porch addition; attic build out; extending an existing fence. All were approved in a timely manner.

**Grounds & Maintenance**

Steven reported that the slab located between Royal Oak/Sycamore St has been removed.

**Security -** Steven noted that we are up and running with the new security licensed reader cameras at the entrances. Steven continues to tweak the lighting for the license card readers.

**Pool-** Steven noted that it does not look likely that we will be able to get the kool decking patched prior to opening it for the Easter weekend. Steven noted that he is in the process of getting bids on a storage area mirroring the existing pool pump storage area.

**Neighborhood Watch -**

Joey and Cathy reported that NEXTDOOR app is working out well and folks are using it more for a multitude of issues, including but not limited to stolen bikes, missing dog, and services needed.

**City Liaison -** Joey reported that the City accepted the bids for the drainage project and expects the project to begin shortly.

**Treasure Point –**

Steven noted that phase “C” is complete and requested permission to secure bids to grade additional soil and seed the area. Ronnie asked if and how many picnic tables we have at TP and suggested we have at least 4, noting that having some under the pavilion would be useful. Steven noted we have one located of the pavilion. It was determined that the POA will purchase 3 additional 8’ wood tables; two to be placed under the pavilion and an additional one outside. The table outside will have a hole cut in the center of the table for an umbrella and be secured to the ground.

PCI - No Report

**OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit** – Joey reported that the RFP for surveyors has been sent out to surveyors who are familiar with Timber Ridge. Once bids are received we can move forward.

**NEW BUSINESS:**

**Dog Park -** Joey noted that we did an informal survey on Nextdoor to see what the interest in a dog park was. It was split vote with a slight advantage (53-47%) of wanting a dog park. E-mails were sent to the POA office with a majority in favor of having one. The board is aiming to propose the project at the annual meeting. Ken noted that City Park in New Orleans has a dog park and has list of requirements and parameters for use.  
Committee members: Jediah Bishop, Rebecca O'Dwyer, Ken McLaughlin and Joey Niolet

**Security contract** – Kim noted he received a very few phone calls expressing concern on cancelling security service. Kim noted that the last day of service is April 30. Steven noted that we need eyes on the pool area throughout the day, especially during the off hours.

**2017-18 Board Elections**

The ballot and bios of the candidates will be sent out to members in good standing by May 11<sup>th</sup>.

**DMR – Dredging** - Ronnie presented the salient findings from DMR on the dredging of Young's Bayou. Out for comments to property owners affected with a response deadline of April 24. It consists of 3,000 feet long starting at Young's Bayou and working its way in to the bay; 55' wide and 6 feet deep. The projected timeframe is to start on May 1 and have the project completed by 9/1. Removal of 8500 cubic yards.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is scheduled for May 8, 2017 at 5:30 pm – PCIGC Banquet Room