

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-May 15, 2017 Meeting**

**PRESENT:** Joey Niolet, Cathy Eagan, Cary Trapani, , Kim Reinike, Ken McLaughlin and  
Ronnie Sedlak, Charlie Reymond  
Steven Hammons, Terie Velardi – POA Staff

**ABSENT:** Jediah Bishop & Rebecca O’Dwyer

The May 15, 2017 TRPOA Board of Directors meeting was called to order by  
President Joey Niolet at 5:30pm.

**Minutes -** Motion to Approve April 2017 minutes with the correction noting that the March  
financials are a draft until the accountants can finalize the year-end financial  
records, was made by Cathy Eagan, second by Ken McLaughlin and approved by  
all.

**Financials-** Ronnie reviewed the April financials noting that they are in draft form and are in  
line with the budget with no extraordinary expenses. He noted that we made our  
last payment to Swetman Security. Ronnie noted that he and Terie continue to  
work with the accountant on next year’s budget and finalizing the 2016-17  
yearend report. The roll over from last year will be classified in the new budget as  
projected capital improvements. The board discussed the proposed budget and  
reviewed a list of possible projects. A new line item, “sale of real property” has  
been added to reflect the proposed sale of POA lots. The amount will be  
determined once the values of each of the lots are set. If all 6 proposed lots sell the  
POA will reduce its tax liability by \$5,000+/- . The line item for “utilities – electric”  
has been broken down by area; treasure point, pool/tennis courts and entrance.  
Ronnie noted that the board can better assess the respective areas and look for  
opportunities to be more efficient. The lighting of the tennis courts was identified  
as the first opportunity to reduce costs. Steven indicated that the lights are 240-  
watt bulbs and are not as efficient as LED bulbs. He also noted that Swetman  
would be sure the lights were off prior to the end of their shift. Steven will look in  
to the options available to mitigate the utility usage at the courts.

**Collections-** Collections for April were reviewed noting that overall collection of current year’s  
dues are down 13% for the same time as last year. Terie noted that the primary  
reasons are that last year the billing went out two weeks earlier than this year and  
that this year we invoiced 45% of our customers via e-mail. We collected an  
additional \$1700 for the 2016-17 year and overall \$2500 in prior years dues.

**COMMITTEE REPORTS:**

**Covenants-** Misty reported on behalf of the covenants compliance committee. 10 violations  
were identified; Improper vehicle storage (8); Lot maintenance (1) and Nuisance  
(1). Of the 10 violations 2 violations relating to the short-term rental in April were  
resolved immediately.  
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. The board voted to waive the violation.

### **Board Communication –**

The board reviewed member comments. A request was made for speed bumps on Royal Oak. It was noted by the board that PC police have been patrolling more frequently in the subdivision and the City will not install speed bumps. They will on occasion place the digital speed signs. The office received several complaints about underaged children driving golf carts. An e-blast was sent to members and the PC police have been made aware.

### **Architectural Review –**

Six requests for architectural review were made during March with five requests receiving approval. The one not approved was from a potential new owner who inquired about variances to a lot on Sweet Bay. Ken McLaughlin followed up with him and explained the process.

### **Grounds & Maintenance**

**Security -** Steven reported the need for additional and or updated card readers and security cameras at the pool and treasure point. As discussed during the budget review the Board asked Steven to get quotes on the desired and needed upgrades. Steven also reported that the contractor for our security cameras came out and worked on the moisture build-up on a few of the cameras.

**Pool-** Steven reported that he has requested bids for the replacement of wood chips with pea gravel at the pool. The card reader went out the day before the pool was to open. Steven worked with the contractor and acquired the needed part and replaced it himself.

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 -**

A resident living adjacent to the pool reported an incident at the pool after the fact. Steven reviewed the security footage and captured the incident.

**City Liaison -** Board members identified specific areas where the drainage is insufficient. Joey will follow-up with Alderman Pickich.

### **Treasure Point –**

Charlie noted that the Board should consider alternatives to replacing the entire 400-500 feet of bulkhead identified in phase D. He noted that the bulkhead had been replaced after Katrina and repairs to the affected areas was a more reasonable approach. Charlie and Steven will review the section. Steven received bids to sand and seed the adjacent areas affected by the bulkhead replacement to area C. The bid was awarded to the contractor with the lowest bid. The child swing was received and installed to the swing set adjacent to the pavilion.

**PCI -** Cathy reported that there would be music at PCI this coming weekend.

**OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit** – Joey reported that only one surveyor submitted a bid and was awarded the contract. Joey met with the surveyor, Jason Chiniche and Henry Laird on site to view the area that needs to be surveyed.

**Dog Park -** Joey noted that we will put together a FAQ and hand out with the conceptual plan for the dog park at the annual meeting.  
Committee members: Jediah Bishop, Rebecca O’Dwyer, Ken McLaughlin and Joey Niolet

**Member Survey** – The board suggested that we prepare a member survey like the one that was done in 2013 and have it ready for the annual meeting. Charlie suggested building finger piers at TP. Cary acknowledged it being a great idea and perhaps the membership would be interested in it.

**2017-18 Board Elections**

The ballot and bios of the candidates were sent out on May 11<sup>th</sup>. Ballots are being received and handled as prescribed by the committee. Counting of the ballots will occur on the Friday before the annual meeting by 3 POA members in good standing with at least one not being a board member.

**POA-LOTS**

Terie noted that the appraisals on the six (6) POA were completed. The Board reviewed the “Closed Bid” process the identified at the March BOD meeting. The Board further defined the process including the time frame and the amount of the earnest check.

- a. Appraised Value of the lots will not be disclosed. Only the individuals handling the process will be privy to the appraised value(s). Any POA board member either owning an adjacent lot or one who has an interest in a POA owned lot will not participate in reviewing the appraisals and in the bid review process
- b. The POA will advertise the offering, first to adjacent property owners allowing for 30 days to submit a closed sealed bid to the POA office.
- c. If the bid from an adjacent PO meets or exceeds the established value they will have 3 business days to secure their bid with an earnest check in the amount of \$750.00 with closing to occur within 60 days once the bid is accepted.
- d. If the bid from the adjacent property owner does not meet or exceed the established value the POA will open the bid process up allowing 30 days to submit a closed sealed bid to the POA office. The adjacent property owner may submit a subsequent bid.
- e. Once a bid is accepted the purchaser will have 3 business days to secure their bid with an earnest check in the amount of \$750.00 with closing to occur within 60 days once the bid is accepted.
- f. All parties will pay the typical associated closing costs;  
Grantor, POA- pro-rated taxes and warranty deed  
Grantee, New PO – prorated taxes, attorney fees  
The earnest check is to be sent to Timber Ridge POA and will be deposited with the closing attorney of the buyers choosing.

There being no further business the meeting was adjourned at 7:10

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is the Annual Meeting scheduled for Sunday, June 11, 2017 at 1:00 pm – PCIGC Banquet Room