

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–August 14, 2017 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, Kim Reinike, Jediah Bishop, Ronnie Sedlak, Rebecca O’Dwyer & Charlie Reymond (5:35).
Steven Hammons, Mist Dienes & Terie Velardi – POA Staff

ABSENT: Ken McLaughlin

The August 14, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the minutes for the May and the annual meeting held in June was made by Rebecca O’Dwyer, second by Cathy Eagan and approved by all present.

Financials- Ronnie noted that the financials are in draft form until the accountants finalize the year end financials. He summarized the financials for July emphasizing the expenses compared to the revenue for the month. He noted that currently we are \$5,000 below our budget for the month. He noted that the \$24,000 paid for security camera upgrades were approved by the board in the last fiscal year as capital improvement/accrued expense was paid out in July.

Collections- Collections for July were reviewed by Terie and referring to the collection report she noted that the collections for the current years dues (2017-18) are at 75% of the total which is in line with previous years for the same period. We collected an additional 9.5% of the current years dues in July. In addition, we collected \$3,100 in prior years dues, \$2,000 of that was collected from a court judgement. An adjustment was made to the total number of lots billed for which reflects 3 individuals who combine lots to mitigate the dues on one or more of their contiguous properties.

Transfer fees, we collected 7 in July, averaging 5 ½ per month which is in line with prior years. Collection of fees relating to security access cards is always greater in June and throughout the summer months. The annual dues are always due in April and we typically give folks another two weeks in May to pay their dues before their cards are deactivated. This year we extended the grace period another two weeks. The number of cards cut off was greater than in past and is in part due to the e-mail billing. It was noted that we have been communicating with the members about the e-mail billing since last November. The Board directed the office to collect a single fee of \$30 for multiple cards as opposed to \$30 per card for those who have a solid track record of paying on time and if we can confirm that the e-mail we have on file, either through outlook or in our accounting system was an appropriate address.

Court cases: We filed two cases in justice court with an additional six to be filed when going to court on the first two cases. In addition, several letters and court pending statements have been sent to members having a past due balance.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. 13 violations were identified; Improper vehicle storage (13); Lot maintenance (2). Of the 13 letters, one was a repeat offender which warranted a fine. It was noted that the first letter that is sent is simply a notification that the covenants committee has found a non-compliant

issue and the property owners are asked to correct the violation. The letter goes on to inform the property owner that in accordance with the POA covenants a violation fine is assessed if the issue is not resolved in 30 days. Many members call the office to say that it will be resolved. A few believe they are being singled out. We explain that is not the case and ask if they need more time we will let the committee know that they are working on resolving the issue.

Board members asked about building maintenance noting that some homes need to be pressure washed and others need minor repairs. It was noted that the covenants address the condition of dwelling units as well as lot maintenance. Ronnie asked what is being done about the lots with slabs. Joey reminded the board that the City is in the process of sending letters to the property owners. If the slabs are not removed the City will consider removing them and assessing the property owner.

Board Communication –

The board reviewed member comments. A second and third request was made by a property owner to have the crepe myrtles at the TR Blvd trimmed so he could drive his 5th wheel in without them touching his vehicle. The maintenance company trimmed some of the trees but not to the satisfaction of the property owner. Joey will follow up with the city to verify what parameters the City has regarding the issue. It was also noted that TR Blvd is a wide street and should be wide enough for any vehicle to pass without obstruction.

Architectural Review –

In Ken's absence Joey reported that a property owner is requesting he build a boat shed on his property and is asking for assistance from the Board and AR committee. Joey noted that Ken will be asked to meet with the property owner to offer guidance. The Kelly Cove fence issue was discussed. Joey noted that the POA solicited legal advice and it was noted that the attorney for the property owner wanting to place a privacy fence on the side yard lot line to the water's edge filed a notice of appeal with the HC Circuit court. The POA attorney indicated that was the wrong court and is in correspondence with the POA member's attorney. To date no response has been made by the member's attorney.

Grounds & Maintenance

Security -

The lights purchased for to illuminate the entrances for the cameras designed to read the license plates are not doing the job and many property owners have complained that they are blinding when driving into the subdivision. Steve Steven will take the lights down and continues to seek out a better lighting source for the license plate readers at the entrances. He has been in touch with MS Power to see if better street lights can be installed. Joey noted that the police chief will look at the Henderson Street entrance. It was also noted that the first curve coming in from Henderson on Royal Oak is very dark with a request for the City to review and correct the situation.

Tree Removal

Steven reported he received bids to take two trees down on a POA lot on Ironwood and one tree at Treasure Point. One of the trees is dead and the other is listing to the point if it were to fall in a storm it would land on a boat house across the canal. Steven discussed ingress/egress on to the lot on Ironwood noting that there is no way of getting on to the lot without crossing a neighbor's lot. It was noted that the equipment was heavy (15,000-pound bucket truck) and could potentially cause damage to the neighbor's drive and certainly would create ruts. The Board discussed other options and concluded that installing a culvert was the appropriate and responsible action. A motion was made by Rebecca, second by David and approved by all to purchase a culvert, grade it and install sod over the culvert with a budget of up to \$3,500.

Tennis Courts – Steven reported that he has been in touch with a contractor who offered a quote on the lighting for the tennis courts. The quote for 8 LED lights is \$500, materials only. The lights come with a 12-year manufacture warranty. Steven also noted that a few years back the POA received quotes to resurface the tennis courts and asked how the Board wanted to proceed. Joey noted that Jediah and Ronnie are the Board members overseeing the tennis court amenity and asked them to offer guidance. The Board directed the office to pull the original quote and see about getting an update.

Pool- Steven reported that he replaced hinges on the gate to ensure the gate was closing properly. Stem fill valves were replaced by the pool contractor. Steven noted that the previous contractor had indicated 2 years ago that valves were wearing down and would need to be replaced. The contractor will reduce his weekly maintenance to once a week beginning Sept 1st. With school starting lifeguards are scheduled for the weekends through Labor Day.

Neighborhood Watch - Joey noted the Pass Police have joined Nextdoor.

City Liaison - Joey reported that we are working with Alderman Pickich and other City officials on street lighting, & grass cutting of the culverts.

Treasure Point –

Steven reported that he replaced one of the trolleys that operates the gate noting he had one in stock. Steven requested to restock one or two to have available for the next time one goes out. He noted that the gates get a lot of use and we are replacing one every 18 months or so. The last time we replaced one it was just prior to the warranty running out. The board approved to purchase one as a backup. A window AC unit was purchased for the cottage noting that the main unit goes out periodically. The Board budgeted for a replacement but decided to continue to monitor the main unit. The Board asked the office to monitor the electric use to see if the power to operate the window unit is excessive.

PCI - Cary noted that at the annual meeting there was interest from the members present to look in to ways to support PCI noting that if the golf club should go under property values in Timber Ridge would suffer greatly. Cary is in communication with two POA members to look in to possibilities such as entertaining a pool or tennis court at the golf club. Joey noted consideration to add amenities to Timber Ridge in which the POA finically supports will need to occur only on POA owned lots.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – Joey noted that we are in limbo as the attorney for the Secretary of State recently got married and is out of pocket.

New Business:

Playground covering – Ronnie suggested the POA consider installing a covering over the playground at the pool area noting that the summer sun is too hot for kids to play on the equipment. He will research options and report back to the board.

There being no further business the meeting was adjourned at 7: 05

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the scheduled for September 11, 2017 at 5:30 pm – PCIGC Banquet Room