

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–April 9, 2018 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, Ronnie Sedlak, Charlie Reymond, Rebecca O’Dwyer, & Ken McLaughlin
Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

ABSENT: David Duggins and Jediah Bishop.

The April 9, 2018 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the minutes as amended (the removal of the prior month’s list of guests) for the March meeting was made by Cathy Eagan, second by Rebecca O’Dwyer and approved by all present.

Financials- Ronnie reviewed the Treasurer’s summary report noting that revenues represent payment for the 2018-19 annual dues and the sale 2 of the POA lots. The biggest expense was the removal of the damaged pool decking. The summary report also shows where the gain on the sale of the two POA lots were placed in certificates of deposit.

Collections- Collections for March were reviewed by Terie. She noted that we collected \$43,100 or 13% was collected for the 2018-19 dues, \$2,300 for the 2017-18 dues and \$590 for prior years dues. The collections for the current years dues (2017-18) are at 86% of the total. We collected 5 transfer fees in March all represent sales, averaging 6.3 per month for the year. The Board asked to see how the prior years dues is reflected in the total collected for each year. Terie indicated we do utilize the prior years collections over time to determine how the board budgets expected income from prior years.

COMMITTEE REPORTS:

Covenants- The Board reviewed outstanding covenant violation fines. The two CV fines assessed to a short-term rental property in the prior month was discussed. The property owner replied indicating that it was a family member staying at the home not a short-term renter. The Board maintains that the property is listed as a vacation rental and falls under the guideline set forth in the Board resolution for short-term rentals. The property owner disputed the violation for improper vehicle storage and asked how we knew it was his and not belonging to a neighbor. The photo does not clearly show a tag number for further review. The board decided to waive the fine for improper vehicle storage and noted that further violations of this type would carry the immediate fine.

The Board addressed repeat violations, specifically the property on TR Blvd. acknowledging the same violation of parking on the lawn has been an issue for several months. It was also noted that the property is a long-term rental property and when notified the property owner addresses the issue with the leasing company. Going further violations for the same issue will result in an immediate fine. RV storage on Forest; last month the Board asked the office to follow up with the City regarding the City’s ordinance addressing this issue. Terie reported that the City indicated that the RV is parked on the driveway and therefor it does not meet all the criteria for City involvement. The board discussed the Fernwood property where the PO was given permission to move his mail box and add 3 posts to prevent construction vehicles from

using his lot to make a turn. The PO extended the posts along the front of the property. The AR committee asked if the posts were on the PO's lot or on the right of way and if on the right of way what are the City parameters are for placing anything on the right of way and what standing the POA has in this situation. The City was notified and has not yet responded.

Lot maintenance - Per the POA covenants section 3G. Any lot that has been improved in any manner shall be maintained by its owner. The Board noted that the area improved or cleared shall be subject to the covenant not necessarily the entire lot.

Member Comments – Member comments are reviewed as they occur by the officers and director who oversees relative issues. The short-term rental issue was discussed earlier. One member called about free roaming animals coming on their property. The property owner is aware the City has a leash law and will pursue this avenue to resolve the issue.

Architectural Review –Requests include: Construction for a fence on Palmwood to secure their dog. New construction on Baywood and plans to install a pool on Northwood. All were approved. A request to add a prefabricated storage space for a vehicle was reviewed and sent back to the owner for further details. The Board reviewed the submittal and acknowledged that the Board had previously declined such structures in the subdivision. Joey noted that a property owner is interested in putting solar panels on her home and asked for the POA's guidance. The covenants do not address solar panels and the AR committee is asking the Board for guidelines on how to proceed. Joey acknowledged that while we don't want to prohibit anyone from saving money by going green the Board needs to be thoughtful in their approach. He presented a preliminary "food for thought" guidelines and asked the Board to review and think through the scenarios that pertain to the issue. It was noted that not only is the visual aesthetics of interest but also the construction and stability of such elements in a velocity zone.

Grounds & Maintenance

Steven indicated that the culvert at the POA lot that runs from Royal Oak to Sycamore St. was replaced between March 8-12. The POA purchased a pressure washer to maintain POA assets.

City Update - No report

Security - Steven reported that the City Police arrested two minors for stealing items from open vehicles. No other details were available. The cameras at Beechwood have been upgraded for clearer imaging. The new card reader has been installed at the pool. While we are working out the bugs the new card reader is working well allowing us to track the usage. Over one weekend the video cameras showed where a young male opened the gate up and allowed 14 boys to enter. The new card reader indicated the card number and the office followed up with the property owner. Joey noted the way we are managing the new system is very manual in that the information is added to the host software in the office and then is backed up & transferred and downloaded via thumb drive to the pool. Joey is concerned that the process might result in unintended consequences by deleting cards of property owners in good standing. The new system allows us to remotely access the gateway system at the pool via internet. The office contacted Cable One to explore the costs. Terie reported monthly costs for each site is \$93 and the connection fee of \$49 may be waived after Cable One does an onsite survey to determine the proximity and availability of established service. Joey noted providing wi-fi service will also aid in viewing & quality of video surveillance.

Steven reviewed the quotes to replace the older non-working cameras at the pool. The quote for the 4 new cameras is \$7,553.20. A motion to approve was made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all.

Pool- Steven noted that the contractor completed the removal of the kool decking, Steven cleaned and filled the seam around the perimeter of the pool with sand and self-leveling caulk. He will tackle the other seams as time and availability allow. Steven reported that there is some rotten wood at the entrance into the restrooms where water runs off of the roof, splashes onto the steps and subsequently the cottage. Steven has been asked to pursue bids to repair the rotten wood and a remedy to the runoff issue.

Treasure Point – No report

Tennis Court – Joey noted that the owner of American Tennis out of Mobile is coming out at the end of April to inspect the court surface and provide options for increased utilization.

Neighborhood Watch - No report

PCI - Cary reported that he met with PCI regarding potential joint interests. He noted that PCI is very interested and suggested the POA present any suggestions they have regarding a pool or any other possibility. Ronnie suggested we monitor usage at the current pool before we go any further. Cathy noted that the Italian Open Socials are taking place every Friday through April 14th. Cary has been asked to communicate with PCI regarding the ruts at the entrance to the golf club.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – No additional information. We are still waiting to hear back from the Secretary of State regarding the tidelands report.

POA Lots - The remaining lots will be posted for sale by owner in using the closed bid process with a May 1 deadline for submission. Information will be sent to all members with the annual billing and posted on the POA website.

Young's Bayou – Ronnie reported that the Harrison County Board is expected to accept the lowest bid to dredge Young's Bayou. The actual dredging is expected to begin in mid-May and take approximately 20 days to complete the dredging.

There being no further business the meeting was adjourned at 7:30

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the scheduled for May 14, 2018 at 5:30 pm – PCIGC Banquet Room