

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 10, 2018 Meeting**

- PRESENT:** Cathy Eagan, Joey Niolet, Ronnie Sedlak, Rebecca O’Dwyer, Nancy Hardenstein and Cary Trapani.
- OTHERS:** Steven Hammons, & Terie Velardi – POA Staff, Gordon Gossett, Sycamore Dr.
- ABSENT:** Kim Reinike, Proxy to Joey Niolet, Charlie Reymond, David Duggins

The December 10, 2018 TRPOA Board of Directors meeting was called to order by President Cathy Eagan at 5:30pm.

Minutes - Motion to approve the November minutes was made by Cary Trapani, second by Joey Niolet and approved by all present and by proxy.

Financials- Ronnie reviewed the financials & treasurer’s summary reports for November noting that we continue to be in line with our typical expenses for the month. We continue to earn approximately \$200+ a month in interest on the three certificates of deposit. It is typical for this time of the year to transfer funds from our savings into our checking account to cover monthly expenses. Additional expenses for the month were associated with repairs from the lightning strike and camera upgrade at the Point. It was noted that we anticipate receiving the final receipts for the repairs due to the lightning strike by the end of the month. The total expense is between \$12,000 to \$15,000 and is expected to be reimbursed, minus the \$1,000 deductible from our insurance agency. A motion to approve the financials was made Rebecca O’Dwyer, second by Nancy Hardenstein and approved by all present and by proxy.

Collections- Terie reviewed collections for November noting the current month collections for the current year’s dues are in line with previous years collecting \$3,500+/- . Overall, we have collected 84.8% of the 2018-19 dues as opposed to 2017-18 dues at 81% for the same time period and 86% year-end. We collected an additional \$2,300 in prior years dues. Noting that we collected from a court case dating to 2013. The member was on a payment plan and paid the outstanding balance in full. The average collection rate for a single year over a five-year period is 91%. We collected 3 transfer fees in November averaging 6.9 per month. All were 3 represented market value sales.

The POA has filed claims against members with delinquent accounts in Justice court and as a result are receiving payments or judgements in the POA’s favor. Subsequently we file in HC Circuit Clerk against those who have not paid once a judgment is received. Following that liens are placed against the respective properties. The Board continues to work with members requesting payment plans.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed the findings for the covenant’s compliance committee. In November 9 letters were sent to first time offences, 5 for first offense, 7 letters for second violations and 2 for third; each of the 2nd and third violations receiving a \$100 fine. Rebecca noted that the property on Dogwood is making major headway in cleaning up their property noting that the grass has been cut and the house

has been pressure washed. A member on Youngswood Loop who the POA sent a court pending letter to for past dues and covenant violation has cleaned up their lot resolving their covenant violation and requested a payment plan for the past dues and finance charges.

Nancy noted that she, Terie and Misty spoke with the property owner on Hackberry regarding the missing steps overall condition of the home. The property owner indicated she has contractor lined up and pending the cost she is debating whether she will be replacing the steps. We asked her for a copy of the contractors bid so we would have documentation of the scope of work.

Nancy reviewed two properties on Chestnut and one on Hackberry that members had identified as being in violation. One of the lots on Chestnut and one on Hackberry have been mowed. The one on Hackberry sold on December 3rd and Realtor sign has been removed. Nancy asked for a second opinion on the other lot Hackberry noting that while the lot is not manicured it, in the opinion of the CV committee it may not meet the level of a CV. Nancy noted several vehicle storage issues on Ironwood Cove. All have been documented and letters sent. A property on Sycamore St where it appears the resident may be operating a business out of a trailer parked on the lot. The Board addressed a property on Forest that has been in violation with a stationary RV and excessive items stored in various locations on the property. The owner lives in CA and rents the home out. It was noted that in the past the property owner paid the violations but currently is ignoring the POA with regards to violations and past dues. Terie noted that we filed in court, however the property owner did not accept the court certified mailing. The Board discussed options including looking for a processor server in the PO's locale and seeking legal opinion on other options.

Member Comments – Member comments were all related to covenant violations and addressed by the CV committee, reviewed by the Board as noted above. Mr. Gossett suggested that we announce the dates and times for the board meetings on next door.

Architectural Review – One set of plans for new construction on Cedarwood was submitted and approved.

Grounds & Maintenance – Steven noted that the Christmas decorations have been put on the entrance signs. He asked the Board to let him know if they see lights outs at night to let him know.

City Update - Joey reported noted that the speed sign came in last week and will be installed sometime in the coming week. Chief Hendricks indicated that public works needed to get past Christmas in the Pass.

Security - Steven noted he received a request from PC Police to review the cameras by the high school. Equipment was stolen from the ballfield at the school. Steven was able to provide footage of the vehicles leaving the school and passed it on to the Police.

Pool- The pool closed November 1 and the office utilized the SK-Net system to lock out all users. The pool contractor replaced the pool motors and salt convertors that were damaged from the lightning strike.

Treasure Point – Steven noted that individuals took off the fence extension at the entrance in order to walk around the gate. He replaced it and will keep an eye on it.

Tennis Court – The old light poles have been removed. The following day American Tennis came in and installed the new poles. We received bids for the electrical wiring and connection of the lights at \$6,000 plus. The other two bids have not yet been received. Steven will follow-up.

Neighborhood Watch – Cathy noted that messages on Next Door reported kids running around in the neighborhood, knocking on doors, ringing doorbells and running away. The City Police indicated they would increase their patrols in the subdivision.

PCI – Cary noted that PCI is waiting until the new board takes office to discuss any possible joint ventures. Cathy noted the new manager started Dec. 1. Annually, the POA & PCI contribute to the City Christmas Party. PCI offers rounds of golf and the POA contributes gift certificates to Mulligans grill. The POA also donates a pasta casserole. Rebecca made a motion to donate up to \$200 for the occasion. The motion was second by Cary and approved by all. Cathy noted that someone from PCI will be at our next meeting to discuss their proposal for a social membership for POA residents.

OLD BUSINESS:

Treasure Point- Secretary of State, Tidelands – No Report. We are waiting to hear back from the Secretary of State.

POA Lots - No activity. Three lot remain on the market. Ironwood Cove, Pinewood Dr. and Hackberry Dr.

POA Member Lot Donation – Closing will occur prior to the end of the year. (As noted in the October minutes) *Joey noted that the office heard back from the member interested in donating his 3 lots adjacent to PCI to the POA for the betterment of the community. The property owner indicated that his accountant is asking that the POA purchase the lots for \$1. (one dollar) each and that he would like to close by the end of the year. Other closing costs would be typical as in prorated taxes and dues. A motion to accept the offer to purchase the lots for \$1.00 each including closing costs was made by Rebecca O’Dwyer, second by Nancy Hardenstein and approved by all present.*

Community Involvement – Nancy reported that we are hosting the first Holiday Decorating Contest in TR. 23 members have signed up. Voting is underway and will be ‘people’s choice’ with the top vote getters in each category receiving a \$25 gift certificate to Mulligan’s grill and a yard sign indicating the winners.

NEW BUSINESS:

Future Capital Improvements - No Action

There being no further business the meeting was adjourned at 6:45

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for January 11, 2019 at 5:30 pm inside the PCIGC Banquet Room.