

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–January 14, 2019 Meeting**

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

The January 14, 2019 TRPOA Board of Directors meeting was called to order by President Cathy Eagan at 5:30pm.

- Guest:** Stan Gill, PCI Golf Club – Social Membership
Stan informed the POA Board that the PCI Board met in November to discuss ways to promote a non-stock holder social membership strictly for POA members. The idea is to encourage more POA members to come to the clubhouse and receive the same benefits as a full fledge member of the golf course. PCI is restructuring its pricing for members and non-members, whereas, non-members will pay more than members for golf, food & drink. PCI’s proposal would offer all POA members in good standing a free membership for the current year. Next year the social membership will be \$120, equating to \$10/month for the year. Stan offered the example where a member, by just coming to one Wednesday night buffet a month the member will receive a return on their investment. Stan acknowledged the POA’s position in not sharing the personal information of the POA’s membership and discussed possible arrangements. Discussion revolved around the difference between the POA and PCI billing cycle; POA members not in good standing; bookkeeping responsibilities and remuneration. Stan finished by thanking the Board for their time and indicated that the POA staff is included in the social membership structure for free. Stan left the meeting at 5:45

Cathy opened the discussion with the Board asking for thoughts and concerns. Joey and Rebecca asked about the additional workload on the staff. Terie reviewed the POA’s billing process in March and the January hard copy mailing to all members as a means of verifying addresses and informs the membership of the annual billing, board of directors’ elections and the Annual mailing. It was determined that the POA can best assist, with the least amount of additional work in January. Nancy questioned the POA’s role in the accounting (billing and receivables) of PCI’s social membership to the POA members. It was deemed reasonable, but further discussion with the POA’s accountant would need to take place. The Board acknowledged the POA’s interest in promoting social activities in TR and to continue to support PCI programs and events within the POA’s mission. A motion to approve and support the PCI Social Membership with assistance by the POA to occur in January was made by Nancy, second by Joey and approved by all present and by proxy.

Gordon Gossett, Sycamore Drive: Mr. Gossett asked if the POA has a written plan to reduce yearly operating expenses. Cathy noted that the expenses are reviewed monthly as well as looking for ways to reduce expenses. As a matter of business, the POA will review contracts for the POA’s insurance, pool maintenance and grounds or lawn care

every 3-4 years. Last year the POA did RFP's out for the POA's insurance, this year we will be reviewing our pool maintenance contact. Grounds and maintenance contacts are scheduled for next year. Currently we have two contractors that handle G&M, one for the entrances and the other handles the POA lots. We also request bids on any projects that occur in TR, such as anything that occurs at Treasure Point, security cameras, pool, entrances, etc. Kim Reinike, security noted that a few years back the POA was spending 40,000+ on a security surveillance contract with Swetman Security. We eliminated this service, reallocated money in to upgrading and additional cameras throughout the subdivision. As such we substantially reduced our security costs. Kim also noted that upgrades to the cameras included license plate readers and ones that work better at night as well as working very closely with the Pass police who increase their patrols through TR.

Mr. Gossett asked about the reasoning behind the acceptance of the donation of three lots when the sale of other POA lots was to mitigate property taxes and maintenance costs. Cathy explained that each lot is assessed differently, waterfront lots have a higher value as opposed to an interior lot. The 3 lots that were donated are adjacent to each other and are available for future green space for all members and possible recreational development in support of PCI/TRPOA benefits. The 6 POA lots that were up for sale with 3 having been sold are individual lots between homes that offer no future POA development. All 3 lots were purchased by adjacent property owners who combined the lots, as such there is no additional dues. However, POA does not collect dues on POA lots.

Mr. Gossett asked if anyone has spoken to the Police on why the speed limit sign was placed on Fairway Dr and not on Royal Oak which is heavily traveled and how long will it remain on Fairway Dr. Cathy explained that the agreement with the City is the POA would donate the sign providing it is used exclusively in TR and the police has sole discretion on the placement and how long it stays in a specific location.

Minutes - Motion to approve the December minutes was made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all present and by proxy.

Financials- Ronnie reviewed the financials & treasurer's summary reports for December noting we are in a slower time of the year with respect to receivables and expenses. We have made a third installment on the lighting, basketball and tennis court resurfacing project. The resurfacing has been delayed due to weather conditions. In addition, we have the security access reader and electrical upgrade to be completed. We continue to earn approximately \$200+ a month in interest on the three certificates of deposit. To date we have earned \$1,500 and over the life of the 3 CD's we expect to earn \$5,300+/- . Ronnie noted that our current plans are to roll the CD's over as they come to maturity noting that one of the CD's matures in July 2019. Cathy explained that the Board purposefully staggered the CD's to allow flexibility if the funds were needed for emergencies such as a major storm. Ronnie noted that we have filed the paperwork for the insurance claim, the adjuster is reviewing our claim and are waiting their review. 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 Joey Niolet and approved by all present and by proxy.

Collections- Terie reviewed collections for December reiterating Ronnie's comments about it being a slower time of the year. Overall collection for current year's dues, YTD is at 85%, 2% higher for the same time frame last year; noting last year we collected 86% of the 2017-18 dues, yearend. We collected an additional \$4,400 in prior years dues, \$375 in finance

charges and \$200 in court fees. We collected 4 transfer fees in November averaging 6.6 per month. All were 4 represented market value sales.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed the findings for the covenant's compliance committee noting she is working closely with the office staff to wrap up & summarize the first 8 months activities. Nancy reviewed a property on Fernwood that has chickens running free. It was noted that the issue is in violation of the POA covenants and was addressed with the property owners in 2015 & 16. As such, a covenant letter was sent with a \$100 fine rather than the first letter that gives a 30-day grace period.

Nancy reported several issues on Ironwood Cove and asked for assistance from the other board members. The number one violation is vehicle parking. Covenant letters with fines continue to go out. Additional violation includes the burning of trash outside and running a business out of the home. It was noted that while the POA's covenants note that all properties are for residential purposes there is nothing that explicitly prevents one from running a business. The office will contact the City as to their regulations.

Member Comments - Member comments were all related to covenant violations and addressed by the CV committee, reviewed by the Board as noted above.

Architectural Review - Two sets of plans were submitted, one for new construction on Cedarwood and an addition on Dogwood lane were submitted and approved.

Grounds & Maintenance - Steven and Joey reported that Alderman Victor Pickich has been working on trying to get the City to pave additional roads in TR (Kelly Cove, Sycamore, Dogwood & Greenwood). Pot holes have been patched. Joey noted that private citizens can report pot holes on the City website. Steven noted that the portable speed limit sign was installed early December.

City Update - Noted above

Security - Steven noted he has been in touch with Mark from United Security regarding the access card reader at the tennis court to let him know that he can proceed in installing the card reader. Ronnie requested that the POA consider installing a camera on Royal Oak. Steven to follow up.

Pool- Limestone at the rear entrance to the pool house needs to be replenished.

Treasure Point - No Report

Tennis Court - Steven requested that additional limestone parking be considered at the tennis courts. The board agreed and requested Steven to submit details on the affected areas for the tennis courts and the back entrance of the pool. Am Tennis Courts installed the 6 poles and LED lights. Steven noted that he requested a quote form MMR regarding the additional security camera to be placed at the courts.

Neighborhood Watch - No Report

PCI – PCI Social membership as noted above. Cathy noted that the Italian Open Friday Socials begin Feb 8th and run through the April 12th. The second Annual Cupid Classis is being held on February 9th.

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 lots remain on the market. Ironwood Cove, Pinewood Dr. and Hackberry Dr.

Community Involvement – Cathy and Nancy reported on upcoming events. Cathy noted the TR Golf Cart Parade is coming back and scheduled for Saturday, February 16th. Noted that we are trying to encourage community involvement and have added different events throughout the year Nancy reported on a proposed “Spring Cleaning Day” in April. Joey noted that Kelly Griffin with Harrison County beautification is interested in helping. Other possible events would revolve around utilizing TP, such as Fourth of July outing, Cocktails at sunset, Cruise the Point.

NEW BUSINESS:

Future Capital Improvements - No Action

2019 Calendar – Cathy reviewed the calendar for the year noting the POA, PCI events for the year with emphasis on the POA Board elections.

There being no further business the meeting was adjourned at 7:15

Board Minutes respectively submitted by Terie Velardi, POA Staff.

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