

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–April 8, 2019 Meeting**

PRESENT: Cathy Eagan, Joey Niolet, Ronnie Sedlak, Cary Trapani, Nancy Hardenstein, Kim Reinike, David Duggins, Rebecca O’Dwyer and Charlie Reymond

OTHERS: Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

GUESTS: Bill & Brenda Brooks, 91 Fairway; Victor Brown, 127 Fairway; Ed Denechaud & Brian Kett, AR Committee.

The April 8, 2019 TRPOA Board of Directors meeting was called to order by President Cathy Eagan at 5:30pm. President Eagan welcomed and thanked POA and AR Committee members for their attendance and participation at the meeting.

In both cases POA members were seeking clarification and guidance to their specific requests. The Brook’s request to provide a secure area for their dog and connect their side yards along the front yard was discussed. The Brook’s offered alternatives to a fence that extended in front of the front sill. Members of the AR committee & Board weighed in and asked the Brooks to resubmit their request. Mr. Brown’s request to add a prefabricated storage building behind his house meeting side-yard setbacks, City foundation, color and material requirements except for the roof pitch was reviewed. The requirement to have adjacent property owners sign-off or endorse the request for a variance for a 4.5/12 roof pitch was also addressed. Mr. Brown indicated that he has spoken to his neighbors about his project and would comply.

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

Financials- Ronnie reviewed the financials & treasurer’s summary reports for March noting the increase in revenue reflects members who paid their annual due prior to the April 1st. He also noted that we two outstanding items; one is the final payment for the tennis court project; second is the reimbursement from the insurance company for the repairs to the pool area from last August’s lightning strike. Cathy noted that our 2018-19 year ended March 31st and as such the financials are in draft form until they can be finalized. A motion to approve the financials contingent on final approval was made by Rebecca O’Dwyer, second by Cary Trapani and approved by all present and by proxy.

Collections- Terie reviewed collections for March noting that we finished the year out consistent with previous years collecting 87% of the current years’ dues. Two transfers occurred during March, both market value sales bring the monthly average to 5.25

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed the findings for the covenant’s compliance committee noting the biggest concerns are the boat and trailer violations. Nancy noted that it’s not uncommon for members who receive a cv letter to call the office and ask why they are being singled out or what about the property down the street. Some properties were given waivers and Nancy noted that waivers lesson our ability to

enforce our covenants. Nancy passed around the list of waivers previously offered and suggested that we review each waiver to determine their continuance or removal. Board members recalled certain cases where waivers were offered when a member was unable to place their boat/trailer entirely behind the front sill. Others indicated that waivers make it impossible for the board to be consistent and suggested all waivers be removed. Cary Trapani made a motion, second by Rebecca O'Dwyer for board members to review each waiver on their merits and to engage the property owner in finding a solution offering a plan to mitigate the waiver within 90 days. Noting that a plan by one member for similar violations may vary in their time to achieve a resolution to the covenant violation. Discussion followed indicating that there may be waivers that are appropriate as we consider ourselves a boating community and if we continue with a waiver, we must be consistent. Other members shared that one problem is when owners have multiple recreational vehicles on their lots. The motion passed by all members present. Nancy noted a condition on Palmwood where a property owner has several recreation vehicles on a side lot. A few years back the property owner created a gravel drive but is now overgrown with grass. In addition, t the multiple vehicle there are several items stored along the side of the property. The determined that property is not being maintained in accordance with the covenants and directed the office to send a CV letter to the property owner.

Member Comments – Misty shared member a request by the property owner whose house recently burned. The member asked for an extension in paying his dues as he is waiting to hear back from his insurance company. He was asked to send his request in via e-mail so the board could reply and has yet to do so. Members indicated that the property is up for sale and several offers for the property have been made. Other comments relate to members receiving CV letters for improper boat storage indicating they felt it reasonable to allow members to store their boats on their driveways in front of their home as we are a boating community. Other members called to compliment the board on their overall efforts and specifically the community clean-up. Members continually call in asking when the speed limit will be moved.

Architectural Review – Noted above. The board discussed the merits of having adjacent property owners weigh in on all requested variances. Discussion followed noting that AR makes recommendations to the board and the board approves or denies AR requests. The board felt that it is reasonable to ask adjacent neighbor to sign off on requested variance. other set-back requirements.

Grounds & Maintenance – Steven noted All Seasons repaired the culvert that washed out at 466 Royal Oak.

City Update - Joey noted that the office placed a work order for the City to clean the right of ways and bring the street sweeper into TR following the community clean-up which they did the following Monday thru Wednesday. The City came out today to fix a broken water main on Baywood.

Security - Cameras for the tennis court are on order. It was noted the City canine police unit came into Treasure Point and did a walk around the cottage. Kim will follow up with City Police Chief Hendricks on when the speed limit will be moved.

Pool- The pool opened April 8th.

Treasure Point – Is working on getting internet installed at the point so we can connect with the SK-net in the office.

Tennis Court – Steven noted that the court remains closed until the resurfacing is completed.

Neighborhood Watch – No Report

PCI – No report.

OLD BUSINESS:

Treasure Point- Secretary of State, Tidelands – Joey noted that the POA attorney is finalizing the details with the Secretary of State’s attorney and expecting the State’s written response shortly. Once received and signed off by a Judge the POA will have 180 days to move the gate.

Community Involvement – Nancy reported that the first community spring clean-up was a success. She noted over 27 bags of trash were collected, one and one-half bins of confidential waste was collected, and ACE Shredding came in on the following Monday and shredded the papers on site. Several members cleaned up on and around their respective properties and others joined in with board members cleaning up on Wood and Sycamore Streets. The PCI Diamonds sold and delivered over 20 rolls of pine straw while Cary Trapani pressure washed the PCI fence along Fairway. The City followed up with work crews cleaning the right of ways and the street sweeper. Nancy noted that we will again sponsor another clean up day in the fall - “Fall Fresh-Up Day”. She and Kim Reinike are working on an evening community bike ride through TR. Plans for a 4th of July event at Treasure Point are forthcoming. Cathy noted that members attending the Easter egg hunt at the Point were excited to have events at the Point.

NEW BUSINESS:

Survey Results/Neighborhood Directory - Terie gave each of the members updated responses from the survey for their information. Terie reviewed the process updating the directory noting that April Walker from the Woman’s Club has been instrumental in confirming and adding members to the directory. The board considered and agreed having the inside cover dedicated to PCI and Community events. The board agreed that letting folks know PCI is open to the public will be useful.

Election - To date we have two individuals that have acknowledged their interest in running and have supplied the office with their Bios. The by-laws note that 2 candidates for each open position will be secured. Cathy encouraged each board member to reach out to members in good standing.

There being no further business the meeting was adjourned at 7:00

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for May 13, 2019 at 5:30 pm inside the PCIGC Banquet Room.