

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–May 13, 2019 Meeting**

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

ABSENT: Cathy Eagan, proxy to Rebecca O’Dwyer

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

The May 13, 2019 TRPOA Board of Directors meeting was called to order by Vice-President Joey Niolet at 5:30pm.

Minutes - Motion to approve the April 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 April noting collection from the 2019-20 annual dues are under way. \$135,000 has been transferred from our daily checking into the low interest savings /money market account. The CD’s continue to earn interest with our first CD maturing in July. Ronnie indicated he hoped that the Board will rollover the principal and interest into another certificate of deposit. A motion to approve the financials contingent on final approval was made by Rebecca O’Dwyer, second by Nancy Hardenstein and approved by all present and by proxy.

Collections- Terie reviewed collections for April noting that we have collected 60% of the current year’s dues. Reminders will be sent out as well as security access cards will be deactivated by May 15, which tends to remind folks that their dues had not been paid. We collected approximately \$1,200 of past years dues. There were 5 transfer for the month; payments for the reactivation of 3 security access cards.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed the findings for the covenant’s compliance committee noting nothing there were no new major violations however we are tackling the same repeat violations which includes blighted properties, improper vehicle storage.

Member Comments - Misty noted that the office has received several requests to utilize the pavilion at Treasure Point for weddings, graduation parties & sports banquets. One member called requesting a pool party on Memorial Day weekend. Terie noted that she met with the lead and 2 other guards with another meeting scheduled soon with the remaining guards. Lifeguards will start Memorial Day weekend and currently we are not in position to handle a request for a party that weekend. Board members suggested black-out dates for major holidays/weekends. Terie reviewed the conditions in which parties are allowed, noting that the pool is never closed to other members in good standing and an additional lifeguard is scheduled and the property owner requesting the party is required to be in the pool area with their guests, monitoring their behavior. Terie and Steven noted that having a pool party during these times has not been a real issue. The Board discussed the expense of the additional lifeguard with the consensus that the property owner pays the cost of the additional lifeguard. The Board indicated that black-out dates would not be implemented at this point.

Architectural Review – Joey reviewed a property owner’s request to construct a new home that requires setback variances and the AR committee’s suggestion. The property owner’s request includes immediate construction of the home and the installation of a pool down the road. The ARC suggested neighbors on both sides and across the street sign off on the request for variances. The property owner received letters from two of the three adjacent property owners acknowledging the request; east side and across the street. He has been unable to gain acceptance from the third member on the west side where he is interested in placing his pool. As such the ARC recommended denial of the project submitted with variance requests. The property owner requested the Board approve his house plans with the approved side-yard setback from the property owner to the east. The Board reviewed the plans and discussed alternatives, understanding the property owner’s desire to move forward on the construction of his home the Board suggested that prior to construction the PO review the options and placement of all construction elements where variances would not be required. The Board discussed approving the construction of the home with the in-hand variance acknowledgements if the PO understands that approval to construct a pool would require the needed variance approval or be constructed within the POA’s 10-foot side-yard setback requirements. A motion to approve the plans with the stipulation that construction of the pool shall require the needed variance approval or meet the POA’s 10’ side-yard setback requirements was made by Cary Trapani, second by Rebecca O’Dwyer and approved by all.

It was reported to the office that a property owner had replaced a fence with materials in kind but without AR approval. Assuming approval of construction for the original fence was granted replacement of like materials and height would not require AR/BOD approval. The improvements & fence were constructed prior to Hurricane Katrina but the office was unable to locate any prior approvals as many if not all documents were lost in Katrina. The Board reviewed and confirmed if repairs with materials in kind are made than the POA would not require AR submission but if a substantial or complete replacement, whether materials in kind or not is made than POA will require the property owner to make a submission to the AR. A motion to reflect the discussion was made by Cary Trapani, second by Rebecca O’Dwyer and approved by all present. The advantage of requiring AR submission would allow the POA to review a property and ensure the current covenants are being followed, specifically with respect to chain link fences. As always, new fences require AR review. These parameters are in keeping with the City requirements and guidelines. It was noted that there are chain-link fences in TR that were constructed either before or immediately after Katrina. The Board members and covenants compliance committee will identify any properties that currently have chain link fences and report the address to the office.

Grounds & Maintenance –

City Update - Joey noted that the City is reviewing a draft of a short-term rental ordinance at the Planning Commission May 28 meeting. The draft is on the City website. The Board requested the information be sent to the members via an e-blast. The board reviewed the draft and how it impacts the POA noting there are several parameters in the City ordinance that will help alleviate many of the concerns expressed by POA members.

Security - Steven noted that we have applied for addresses for the POA lot on Royal Oak and at the intersection of Fairway Dr and the golf-cart path at holes 2 & 7. Once we receive the address, we can move forward with security cameras at the respective locations. The new camera at the tennis court covers a wide angle which includes the entire court, back of the pool area and adjacent streets. Steven received a request from Pass PC to assist with camera footage near the school. Information was relayed to & through PC Police and Kim Reinike. Kim noted the City has moved the portable speed limit sign.

Projects- The board reviewed the bids for the breezeway covering at the pool, repairs to the cottage doors and benches at the point. The breezeway project will be addressed after the pool closes for the summer season. Rebecca O'Dwyer made a motion, second by Ronnie Sedlak to move forward with the lowest bids for each of the remaining projects. The motion was approved by all present and by proxy.

Pool- Terie reported that lifeguards are to begin Memorial Day weekend.

Treasure Point – Bids for moving the fence and the associated electrical work have been turned in. We remain on hold until the disposition of the Secretary of State agreement is finalized.

Tennis Court – Steven noted that we are having difficulty with the automatic gate closure. Charlie is working with Steven to find a solution. The resurfacing of the court has been completed. The painting of the lines, adjustment to the lighting and fencing are yet to be completed.

Neighborhood Watch – No Report

PCI – No report.

OLD BUSINESS:

Treasure Point- Secretary of State, Tidelands – Joey noted that the POA attorney e-mailed him today with the final judgement which has been recorded with the Harrison County Courts. The POA will move forward after the Memorial Day, possibly the 4th of July weekends.

POA Lots - A new member has expressed interest in a POA lot at the corner of Hackberry and Royal Oak. These lots had not been appraised and will need to be before the Board moves forward.

Community Involvement – Nothing to report.

NEW BUSINESS:

Election - The ballots have been sent out to members in good standing. The deadline to vote is the Friday, June 7th, before the annual meeting, June 9th.

Flashing Stop Sign - Espy & Second Street. It was suggested that a similar one would be useful at the Royal Oak, Maple Way intersection.

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 the annual meeting scheduled for June 9, 2019 at 1:00 pm inside the PCIGC Banquet Room.