

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING – June 9, 2019**

The Annual meeting of the Timber Ridge Property Owner’s Association was held on June 9, 2019 at 1 pm inside the PCI Golf Club. The meeting was called to order by President Cathy E. Gill at 1:00 pm. 35 members were in attendance.

President Cathy Gill welcomed everyone and introduced the Board members and POA Staff present.

**Board Members** Present: Cathy E. Gill, President, Ronnie Sedlak, Treasurer & Pool/Tennis Court; Joey Niolet, Vice-President & City Liaison, Nancy Hardenstein, Covenants & Community Involvement and Kim Reinike, Security.

Absent: Charlie Reymond, Treasure Point, Rebecca O’Dwyer, Secretary & Architectural Review; Cary Trapani, PCI Liaison and David Duggins.

**POA Staff** – Misty Dienes Office Staff; Terie Velardi, Office Manager & Steven Hammons, Handyman.

President Gill reviewed the agenda that was provided to everyone. Members were asked to write down their questions on the cards that were available at the sign in desk. Questions would be categorized and would be given to the applicable board member to address.

**Presidents Overview:**

Cathy reported that we have three open positions on the board this year. The members receiving the highest number of votes in the recent election will serve a three-year term and announced at the conclusion of the meeting.

Cathy noted that we had a great year, that our community grows as individual involvement increases. Noting we have not increased the due in the last 5 years, we’ve been able to work within our budget and address our capital improvements. Our major capital improvement project for the year was to resurface the tennis courts and add basketball goals & pickleball lines. The project has taken much longer than expected and was due in part to weather conditions, however it has been completed and open for use. We’ve added security cameras and an access card reader system to the courts. The Sk-Net reader allows us to determine who is attempting to or entering. Hence, giving us 3 secured areas in our community; treasure point, the pool and now the tennis court. The Sk-Net system along with the security cameras has aided us if there ever any problems at any one the locations. Cathy reminded the members if they loan their cards to anyone than it is as if they are using the facilities. Security cameras through the subdivision have worked to our benefit on numerous occasions. We continually work closely with the Pass Police, noting Steven Hammons and Kim Reinike have been very successful in resolving issues. All in all, the board believes our security measures are more cost effective and result oriented than having a separate security company drive through the neighborhood. The Pass Police continue to assist during high volume holiday weekends with additional patrols. Cathy noted that the POA donated money for a portable speed limit sign to the City to be used exclusively in Timber Ridge and is in complete control of the Pass Police.

In addition, the POA has been working closely with the PCI Diamonds to co-sponsor, support and promote numerous activities in Timber Ridge. Halloween hayride with an outdoor movie at the Point. We sponsored the inaugural Holiday Home Decorating contest this past November and December. In addition, we sponsored a spring clean-up noting the collection of several bags of trash, mattress and other items. Charlie Reymond at All Season’s Landscaping

supplied rolls of pine straw for individuals to order and have them delivered to their homes by the PCI Diamonds. The Mardi Gras Golf Cart Parade, a community favorite in prior years made its comeback this year. The Easter Egg Hunt & Social was held out at the Point that brought a lot of folks out with their children and grandchildren. We are planning on continuing these community events and adding more, especially at the Point. Other groups are forming for biking, kayaking and paddle boarding. Request to use the pool and the Point for parties and other events continues to grow. The events range from pool parties, birthday parties, sports banquet, family reunions, graduation parties and even a small wedding this year. Cathy noted that the POA along with assistance from the TR Woman's Club are updating the neighborhood directory.

Joey Niolet updated the membership regarding the lawsuit at Treasure Point. He reviewed the premise behind the lawsuit noting that in August 2015 a lawsuit was filed by a group who purchased property from the original owners back in the 60's prior to the formation of Timber Ridge. We settled with them within 18 months but subsequently the MS Secretary of State indicated that a portion where the entrance & our gate are had been illegally filled in and belongs to the State. We went back and forth with the State's attorneys and as we were not a high priority the process was drawn out. We had the area surveyed and considered a tidelands lease with the State but ultimately settled on the POA moving the gate and fence approximately ten feet north, off State land. In addition, it was determined that the City will continue to maintain the area leading up to the gate. We have six months to complete the task of moving the gate and fence. In doing so, we will be upgrading the access readers and cameras.

Joey addressed short term rentals noting the POA's policy and that the City is in the process of addressing a short-term rental ordinance. He shared that the City has received complaints regarding noise, trash can and parking city wide. Noting complete details can be found on the City's website Joey summarized the main elements of the City's ordinance;

- There was a P&Z community hearing on the subject in May.

- The Board of Alderman will address it in their June 18<sup>th</sup> meeting.

- All short-term rentals must be registered with the City and will require an application fee of \$200.

- The property will be inspected by the building/code office and fire chief.

- The number of bedrooms and available parking spaces will determine occupancy and capped at 10. The number of vehicles will be determined when inspected.

- Licenses are not transferable

- Age requirements are yet to be defined.

- Violations will be kept on file with the City. The City reserves the right to pull a license due to repeated violations.

- A minimum of two trash cans will be required.

- Each property must have a local point of contact that lives within 25 miles of the property

- Sign on the front door with contact information

- No amplified music between 10:00pm to 10:00 am

- Use of property for events, such as a wedding are not permitted however, property owners may have their own parties.

Member discussion included comments and questions pertaining to use of POA facilities and if the POA was considering adding to the City's requirements. Joey reviewed the POA's policy that access cards are issued to property owners as such are responsible for their tenants/guests. Comments regarding parking ranged from too many, and overflow onto the

streets and in some cases a neighbor's lot. Joey explained under the POA's current policy; Fines for violations are per issue & occurrence and assessed immediately with no grace period to resolve the issue. If members have concerns and identify possible violations, they should identify the office with documentation clearly indicating the issue; photos, security camera footage and or a police report will allow the POA to take action.

The City will not enforce homeowner association covenants but will work with the associations letting them know which properties within the association are registered as short-term rentals with the City. In no way will the City's action deter the POA from enforcing their own covenants. The Board is interested in seeing how the City's ordinance works; enforcement, communication, etc. before the Board enacts any more restrictive requirements in Timber Ridge

### **Financials –**

Treasure Ronnie Sedlak reviewed the financial reports highlighting significant line items. Ronnie gladly reported that with no increase to the annual dues for the last five years. He directed the audience to the reports at the back of the room noting that the board managed to stay under budget for the 2018-19 year. He noted that a large part of the budget is for administrative costs or managing the operations, approximately 14%. Ronnie noted that the board carefully monitors expenses, putting projects and regular services out to bid and cutting expenses where appropriate. Nearing completion of the Treasure Point law suit we expect to reduce our legal fees. As a result, the 2019-20 budget is less than the current year. Fortunately, we have not had any major weather-related expenses, however we continue to budget for such occurrences. Funds generated from the sale of POA properties are designated as reserve funds for emergencies and have been put into 3 separate certificates of deposit. We staggered each cd offering us flexibility in the event we need to draw on any of these funds for emergencies or projects. So far, we've earned \$2,00 in interest and are projected to earn \$5,000 by the time they all mature.

Ronnie discussed receivables and collections noting that the annual dues supports the operations and when individuals do not pay, we than must act. We work with individuals who request payment plans, we file in Harrison County Justice Court, and have placed liens on properties when necessary. Overall, we collect 85-88% of the current year's dues on a yearly basis. Over 3 years we collect an average of 92-94% of the respective year's dues. There will always be some residual because of tax sales or foreclosures, but the office staff continues to reach out to those who are delinquent.

When asked for questions from the audience members asked what the POA does to support PCI, noting their success directly correlates to property values in Timber Ridge. Cathy explained while we are separate entities we work closely with PCI, especially with events that benefit POA members. Another question related to the PCI social membership being offered. Cathy introduced PCI treasurer Stan Gill. Mr. Gill explained that the social membership is free to POA members in good standing through the end of 2019. Next year the cost will be \$120 and is totally optional. What it gets the member is golf club member pricing on golf, drinks and facility usage. Currently PCI has 140 members, less than 20 are POA members and wants to encourage more POA members to enjoy PCI benefits which are good for the entire family.

Cathy Eagan and Joey Niolet proceeded to review questions submitted from the members.

Q. Murray Alford, Pinewood Dr. Mr. Alford asked, "what is the vision for TR?", Stay as is, If you are not moving forward than you & property values are falling behind. Mr. Alford offered examples; landscaping, fountains, flower gardens, public art and creating a sand beach at Treasure Point. If money is an issue, he suggested raising the dues \$50/year, noting that it is

an investment in property values. Joey replied noting that the board is working on short, medium and long-range goals for TR based on results from the member survey. The creation of a sand beach at TP was mentioned in the survey. It is not something that we had considered prior to the survey results but will be looked in to. We are placing some benches along the bulkhead and the playground at TP. After the pool closes, we have plans to construct a breezeway to offer additional shade. Other ideas from the survey that we are exploring are considering the feasibility to add finger piers at the Point. As far as greenspace or flower gardens, the POA was gifted some lots adjacent to the golf course on Fairway that we are considering for this purpose. Joey asked the members if they have any additional ideas, no matter how large or small they should send them in, and the board will consider them. We are working on putting on more community type events, things for kids, paddle boarding, cycling, events that will encourage engagement in TR.

Q. Andrew Blum, Basswood asked “what would be the best way to link the major neighborhoods (Timber Ridge, Oaks, Henderson Point, 2<sup>nd</sup> St., etc.) in the Pass with a greenway?” Joey noted he would need to get with the City on a greenways project. He noted that in the past the City was talking about building some sidewalks on North St to the schools. Mr. Blum asked if there were any other collaborations between these communities. Joey noted, no not at the present time but we are certainly open to the possibility. Joey shared that the POA held a community clean-up in which the City came through and cut the right of ways and cleaned the streets. We talked with one of the vice-principals at Pass High about when we do future clean-ups, we connect with some of the student groups needing community service hours, especially on Oakland & Wood St.

Q. Taryn Perrault, Baywood asked “can anything be done with homeowners who have trash, boxes and excess furniture under their homes in view from the street. Nancy Hardenstein replied yes, things are getting done with this and other covenant issues. The process starts with identifying the concern and communicating it with the office. A series of letters and subsequent fines are assessed and if not resolved the POA will address the violation. Noting we have been very successful in resolving many of the issues, however where we get tripped up is with our communication with out of town owners. Nancy also noted that the Board reviews all covenant violations at the monthly board meetings on the second Tuesday of the month. Cathy noted that we try to work with everyone to resolve their issue with some requiring more patience, noting we understand folks may need home repairs that may not be resolved within the typical timeframe. We ask that if a member has a situation that places them out of compliance that they communicate with the office ahead of time.

Cathy noted that the POA Board meetings take place on the second Mondays of each month at 5:30 inside PCI and all are welcome to attend.

Cathy announced the election results. She thanked the six members who volunteered their names for the open positions. The new 2019-20 board members; serving 3-year terms (2022) Joey Niolet, Rebecca O’Dwyer and Martin Miller. Cathy also thanked Ronnie Sedlak who is rolling off of the board.

There being no further business the meeting was adjourned at 2:00pm.  
Board Minutes respectively submitted by Terie Velardi, POA Staff.