

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–August 12, 2019 Meeting**

- PRESENT:** Joey Niolet, Cathy Eagan Gill, Nancy Hardenstein, Kim Reinike, Rebecca O’Dwyer, Charlie Reymond and Martin Miller
- ABSENT:** Cary Trapani, Rebecca O’Dwyer
- OTHERS:** Steven Hammons & Terie Velardi – POA Staff

The August 12, 2019 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the June & July minutes was made by Cathy Gill, second by Kim Reinike and approved by all present.

Financials- Cathy reviewed financials with the board noting that we rolled over the principal and interest of the first CD totaling \$42,500.75 for another 13 months, at 2.13% APR. Cathy reviewed the financials noting that we are in line with our budget and are consistent with last year’s financial year to date. A motion to approve the financials was made by Nancy Hardenstein, second by Kim Reinike and approved by all present.

Collections- Terie reviewed collections for June & July noting that we have collected 80.5% of the current year’s dues, 1% greater compared to the same time period as last year. The collection of prior year’s dues is nominal but expected to increase as we pursue collections. We sent 140 “oops” reminders to those members who consistently pay their annual dues and have collected 68% or 95 members. Past Due and Court Pending reminders are scheduled to go out in the next few weeks. There were 3 transfers in June and 13 in July. Two of which are a result of foreclosed properties bringing our monthly average to 7.25; 11 access cards were reactivated during June and 11 during July.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein noted she is working closely with office on the new covenant reporting process and fine structure. Nancy noted that 90+ photos of violations, ranging from parking, lot maintenance and property maintenance throughout the subdivision were given to the office to process. Individual cases were reviewed with the majority being improper storage of boats & trailers. Tabled from the July meeting the Board discussed the removal of waivers for boat & trailer storage noting the that waivers make it very difficult to consistently enforce covenant violations. It was noted that the covenants are in place to support and protect property values. The Board reviewed the specific covenant; 3 E. Parking; Storage; Repairs: Non-operational vehicles are prohibited. Recreational vehicles (including, but not limited to boats, boat trailers, travel trailers, camp trailers, motor homes, cargo trailers) or any similar vehicle shall not be kept on any Roadway, or stored on any Lot except behind the front sill of the residence or within a garage or an enclosed screened area. No repairing or overhauling of any vehicle is allowed on any part of a Lot, or any Roadway. All vehicles have to be parked on driveways.

In order to continue the discussion President Niolet asked if there was a motion on the floor to address the removal of waivers and the enforcement of the parking and storage covenant.

A motion to enforce the covenant 3 E. Parking; Storage Repairs as written was made by Cathy Gill, second by Charlie Reymond.

Discussion followed: The definitions of front sill, driveway and driveway surface were discussed. The definition for sill as employed by the AR committee and Board is the bottom horizontal member of a wall or building to which vertical members are attached. A driveway is defined as a short road leading from a public road to a house or garage. Acceptable driveway surfaces are; concrete, gravel, asphalt and pavers. Grass is not an acceptable driveway surface.

Another position offered was eliminating all boats, trailers and recreation vehicles. This was quickly dismissed. It was suggested that The Board review counter points of view such as TR is a boating community and provisions should be addressed on a case by case basis. It was noted that we are also a golf cart community and you don't see golf carts all over. It was also noted that folks do not want to give up entertainment space under their homes to park their boats, trailers, etc. There are many members who do the right thing and follow the covenants by parking their boats and or trailers under their house and they need to be supported. In order to protect and promote property values and be consistent and fair to all concerned it is imperative the covenants be enforced as stated.

A call to vote was made by President Joey Niolet. The motion to enforce the covenant 3 E. Parking; Storage Repairs as written was made by Cathy Gill, second by Charlie Reymond. Was passed by all present. (Gill, Hardenstein, Miller, Reinike, Reymond) The not in attendance will be polled for their stance on the issue.

The Board discussed the need to inform all members of the Board's decision in writing; offer a 60-day grace period from the date of the announcement. It was also discussed that the normal 30 days to resolve an issue be reduced to 10-15 days. It was decided that the announcement would be included as an insert in membership directory as they will be mailed to everyone. In addition, the letter/announcement will be e-mailed to those who have e-mails recorded with the POA.

The Board continued to discuss covenants, noting that trash along Wood Street is increasing. Joey noted that now that school is back in session, he will be in touch with the high school administration to see if any of the school clubs are interested in working with the POA in adopting Wood Street and other areas surrounding the school. Property and lot maintenance issues were also addressed.

Member Comments – The Board reviewed comments made by members which included questions regarding AR, pool parties, condition of PCI clubhouse and the removal of a tree on a POA lot

Architectural Review – Three requests for fences were received and addressed. All were approved.

Grounds & Maintenance –

Security - Steven noted that we have several teenagers who have jumped the fences at all locations. We have them on camera and are proceeding to identify them and have the information available for the Police. Steven is in contact with the camera security contractor to tweak internet / online processes.

Pool- Lifeguards will be present on weekends through Labor Day.

Treasure Point – Steven noted that we left the gate open at TP so folks could get their boats out of the water when Tropical Storm Barry was posing a concern.

The underground communication lines at the point were marked in preparation for the relocation of the gate and fence. All underground lines have now been marked and we are waiting for the fence contractor to begin move the fence and gate within the week. Steven has been in contact with the other contractors making them aware the process is underway. All 6 benches have been placed and secured out at the point and strategically placed near the waterfront and playground.

Joey noted that we had a request to add additional no wake buoys in Bayou Mallini. Back in 2016 the POA along with the Henderson Point PCI Civic Association donated 5 buoys to the Sheriff's department. Since then, due to budget constraints the Sheriff's department has stopped monitoring or addressing the placement of the buoys. DMR will enforce no wake zones but will not take on the monitoring of the buoys. A property owner on Locust Lane asked the Board to consider placing additional buoys and indicated he would be interested in assisting if someone would show him what needs to be done. The Board determined that, at this point without governmental or enforcement agency support it would not be considered a good use of POA resources. The Board suggested any members interested in placing buoys near their property consider placing their own markers. The Board feels that placing a No Wake sign at the Point near the Bayou Mallini entrance.

Tennis Court – Steven noted that the courts are being used a lot for both basketball and tennis.

City Update - Joey was in contact with Alderman Pickich on City happenings that would influence TR. He noted that a new building inspector has been hired. Kevin Fitzpatrick is the interim inspector until the new Code Officer begins.

PCI – Cathy noted that PCI is hosting a Poker Run and Music on July 20th. It includes a progressive dinner and music at the club afterwards.

OLD BUSINESS:

Community Involvement – Nancy & Cathy reviewed events involving the POA & PCI Diamonds.

PCI Diamonds are hosting Sip & Paint events throughout the fall. During Halloween the Diamonds will be sponsoring a Hayride, movie and trunk or treat event at the point.

The POA will be sponsoring a Fall Clean-up like the one this past spring in November. The Christmas Holiday Home Decorating Contest will begin the day after Thanksgiving.

NEW BUSINESS:

Board Member resignation – Joey noted that David Duggins has resigned for personal reasons. Ronnie Sedlak was the next highest vote getter and has agreed to fulfill Mr. Duggins term.

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 September 16, 2019 at 5:30 pm inside the PCIGC Banquet Room.