

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–September 16, 2019 Meeting**

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

ABSENT: Martin Miller

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

The September 16, 2019 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the August minutes was made by Cathy Gill, second by Rebecca O’Dwyer and approved by all present.

Financials- Cathy reviewed financials with the board noting that we are in line with our budget. Repairs and coverings attached to the cottages were completed. The breezeway project at the pool is on hold until the pool season is over. Cathy reviewed the CD accounts noting that the three are staggered. One matured in August and had been rolled over at a higher interest rate for 13 months. The next CD to mature is in Feb 2020; the new/rollover Cd matures in August 2020 and the final CD matures in March 2021. A motion to approve the financials was made by Rebecca O’Dwyer, second by Cary Trapani and approved by all present.

Collections- Terie reviewed collections for August noting that we have collected 80.5% of the current year’s dues and is in line compared to the same time period as last year. The collection of prior year’s dues is nominal. The money collected was the balance owed from a court case filed in 2012 where the property owner was engaging in a finance transaction when the judgement came up. Prior to selling the property the owner had made a substantial payment but then transferred title through a quit claim deed. Certified letters were sent as either court pending or final letter before going to court. There were 3 transfers in August. All are market value sales, bringing our monthly average to 6.75; 5 access cards were reactivated during August.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reported that the new internal system was working well. She reviewed the revised fee structure and shared the process we are taking to communicate with the property owners. A sheet announcing the new structure is being sent with each covenant violation. The announcement will also be included in the neighborhood directory which is sent to everyone that has a good address on file. The Board reviewed the announcement and made changes to clarify stated timeframes.

Nancy reviewed the actions the board passed at the August meeting regarding section 3 E. Parking; Storage Repairs, noting that the time period between the first violation and penalty actions as noted in the covenants is 30 days, not 10-15 days as previously discussed. A motion to enforce the covenant 3 E. Parking; Storage Repairs as written was made by Cathy Gill, second by Charlie Reymond. The definitions of front sill, driveway and driveway surface were identified. The definition of a 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 and dirt are not acceptable driveway surfaces. The motion was passed in August 2019 Board of Directors meeting by members present; Gill, Hardenstein, Miller, Reinike, Reymond. Board Directors absent in August; O'Dwyer, Sedlak & Trapani affirmed their support of the noted action.

The board continued to review existing waivers and what if any grace period will be offered for the member to come into compliance. Cary Trapani made a motion to address waivers; *'All present waivers on file and members in communication with the POA proposing a resolution will have 45 days to reconcile the situation; after board approval and communication is sent from the POA office back to the property owner.'* Rebecca O'Dwyer second the motion. Discussion followed. Board members noted that when a property owner is earnest in resolving the issue and communication lines between them & the Board remain open and timely that the Board will consider delays. It was suggested that letters sent with Board approval of a plan of action from a member include a request of the property owner to stay in communication with the Board/POA Office on their progress. The Board also discussed scenarios where a member is either unable or unwilling to comply. If someone is unwilling than they are in violation and POA actions will be enforced. Cases where members are unable to comply will be handled on a case by case scenario. The motion passed by all members present; Gill, Hardenstein, O'Dwyer, Reymond, Reinike, Sedlak and Trapani.

The Board reviewed two such scenarios previously discussed, both dealing with vehicle storage; Both offered remedies to the resolve the violation; one member's proposal worked within the stated covenants and was approved, the other proposal suggested working outside the stated covenants and was respectfully denied.

The Board again emphasized the need for consistency in enforcement of covenant violations.

Member Comments – The Board reviewed comments made by members which included questions regarding requests for a list of lawn maintenance companies, Street safety including stop signs, moving the POA / City portable speed limit sign.

Architectural Review – None noted

Grounds & Maintenance –

Security - Steven noted that the T Poles have been installed at the lot on Royal Oak and the corner of Fairway and hole number 7 for the additional security cameras.

Pool- One of the new pumps is leaking again at the seal. Steven passed the information on to the pool contractor.

Treasure Point – Steven is in the process of securing bids to repair the wing walls on the NE and NW corners of the bulkhead. Steven asked for assistance in identifying the ownership of the bulkhead at the SE corner. Joey shared that it belongs to the State. Can't be Beat Fence has installed the temporary fence up. We are trenching between the gate and bath house for underground communication lines.

Tennis Court – Ronnie asked if we can get a trash can at the tennis court.

City Update - Joey was in contact with Alderman Pickich who reported that the City is in the process of cutting the right of ways in the subdivision. Coffee with a Cop was last week. Cathy noted that there is a request to have a blinking stop sign at the entrance into the golf club. The Mayor said it would be brought to the budget committee. The cost of the sign is \$1,200.

PCI – Nothing noted

OLD BUSINESS:

Community Involvement – Cathy noted that the Diamonds are hosting a Halloween “Sip & Paint” event on October 3. October 25th is the Diamonds “truck or treat” 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:

Tennis Court Signage – Ronnie asked that the POA establish rules/guidelines for the tennis court usage. Cary suggested a committee be established. Rebecca O’Dwyer, Ronnie Sedlak and Cary Trapani volunteered to serve.

On Line Payment Services - Joey shared with the Board that he, Cathy, Nancy and Terie met with folks from Hancock Bank about a service that will allow our members to pay their bills on-line. They sent us a demo in which we will share with the board for feedback. The system Hancock Bank has will sync with QuickBooks and not create additional steps.

There being no further business the meeting was adjourned at 7:05

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for October 14, 2019 at 5:30 pm inside the PCIGC Banquet Room.