

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 14, 2019 Meeting**

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

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

The October 14, 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 Ronnie Sedlak, second by Cathy Gill and approved by all present.

Financials- Cathy reviewed financials with the board noting that we are 6 months in and in line with our budget. We have collected \$2,400 to date in interest on our CD’s since March 2018. A motion to approve the financials was made by Rebecca O’Dwyer, second by Ronnie Sedlak and approved by all present.

Collections- Terie reviewed collections for September noting that collections of current dues are consistent with prior years collecting 80.5% of the current year’s dues. There were 5.2 transfers in August. All are market value sales, bringing our monthly average to 6.25; No access cards were reactivated during August.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reported that the new internal system was working well. She noted that the new fee structure is sent with every covenant letter and will be included in the membership directory mailing to all members. Folks are responding to the initial “friendly reminder” letters in which 74 were sent to members, to date 29 have been resolved or 40%. Others are calling asking for clarification and working to resolve the condition. Eight second reminders with the \$100 fine have been sent out. While most of the violations are for vehicle (boat, trailer, etc) parking. Folks are making corrections to their improvements, fences, etc. Further discussion revolved around the number of dogs/pets allowed. There are no restrictions in the POA covenants or the City ordinances.

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 - A property on Sweet Bay is interested in putting a pool in with a request to a side-yard setback, however the neighbor is concerned about the integrity the land near the bulkhead. The board reviewed the submission and noted that the contractor’s drawings do not match the survey presented. No action was taken by the board.

Grounds & Maintenance -

Security - Steven noted that the meters have been installed at the lot on Royal Oak and the corner of Fairway and hole number 7 for the additional security cameras. Steven and Kim reviewed separate but perhaps related incidents at the pool and Treasure Point. The incidents involve minors and the information has been turned over to the police.

Pool- The Pool closes October 31.

Treasure Point – Steven noted that All Seasons was awarded the bid to resolve/repair the wing walls on the NE and NW corners of the bulkhead. Steven also noted that the electrical panel for the fence has been built. The fence has been moved and completed at this point. The contractor will be coming back to remove the temporary fencing. A new camera with a license plate reader will be installed closer to the gate. Steven noted we are having connectivity issues with the SK-net program at the pool and the office, once that is resolved we will connect the point to the same system. The board asked to have no wake signs posted.

Tennis Court – The office shared with the board the trash can that has been ordered for the tennis court. Damage to the net and net posts occurred from individuals who gained unauthorized access. Previously discussed as part of security issues. Rebecca reviewed sample tennis / basketball rules. The rules will be sent to all board members for their input.

City Update - Joey noted that the City is discussing and looking into allowing golf carts throughout the city.

PCI – Cary indicated he wanted to speak with the club manager about the condition of the fence along Fairway Dr. prior to the community clean-up.

OLD BUSINESS:

Community Involvement – Cathy noted that the Diamonds are hosting “truck or treat” Halloween event on October 26th at the Point. She also noted the Club is hosting another poker run. Nancy shared the community clean-up date in November 9 and is asking all board members to assist by cleaning up around their areas and additional streets. Joey indicated he has been in touch with the vice-principal at the high school to solicit assistance from their students. Nancy indicated the Holiday Home Decorating contest will kick off the day after Thanksgiving.

NEW BUSINESS:

There being no further business the meeting was adjourned at 6:15

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for November 11, 2019 at 5:30 pm inside the PCIGC Banquet Room.