

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–November 11, 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

**POA MEMBERS:** Gordon Gossett, Sycamore St, Ronnie Daniels, Ridgewood Dr.

The November 11, 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 Rebecca O’Dwyer and approved by all present.

**Financials-** Cathy reviewed financials with the board noting that we are in line with our budget. Joey reviewed a recent law that the MS State legislature passed regarding homeowner’s associations being able to collect transfer fees. The law went into effect July 31, 2019. The law prohibits a homeowner’s association from collecting a transfer fee unless it is specifically included in their governing documents. The POA has this provision in the covenants which were updated in 2016 and filed with Harrison County. 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 October noting that collections of current dues are consistent with prior years collecting 81.5% of the current year’s dues. We continue to collect on prior years dues as a result of past due/final letters being sent out. Convenience fees collected are an in and out. We charge 3.5% when members pay with a credit card which covers what we are charged. Overall, we are charged 3.45%. There were 3 transfers in October. All are market value sales, bringing our monthly average to 5.75; 10 access cards were reactivated during October. Covenant violations; we billed 12 for repeat violation, 1 previous fine was waived, and we collected on 3.

**COMMITTEE REPORTS:**

**Covenants -** Nancy Hardenstein reported that of the initial 80-90 letters that went out in August and September over 50% of the members have resolved their issue and another 5-10% are in the process of finding solutions. Nancy noted that they the homeowners have acknowledged the violation but need extra time to comply.

**Member Comments –** The Board reviewed comments made by members which included questions regarding covenant violations; property owners following up on issues with their tenant and comments on NextDoor.

**Architectural Review –** Two request were made; 1 for a pool and the other to screen in an existing porch. Both were approved by AR and subsequently by the board.

**Grounds & Maintenance –** Steven noted that public works has begun to trim branches of trees on surrounding the new security camera on Fairway Dr.

**Security -** Steven and Kim reported that we have been busy assisting the police in tracking the individuals who broke into the cottage at Treasure Point and who damaged the tennis net stations. Discussion on current security issues were addressed under “city update”

**Pool-** The Pool is closed for the season. The breezeway project will be addressed over the winter months, prior to the pool opening in the spring.

**Treasure Point** – Steven noted the relocation of the gate/fence has been completed and is off state property. Discussion of maintaining the bulkhead on State property. Joey mentioned he would follow-up with the POA attorney.

**Tennis Court** – The net station has been replaced as a result from being damaged from kids sitting and bouncing on the net. The new trash can has been delivered and scheduled to be installed. Tennis Court Rules – the board reviewed the suggested rules noting that playing time is limited to 1 hour if others are waiting. A motion to adopt the rules noted with changes was made by Cary, second by Martin and approved by all present.

**City Update** - Joey noted he looked on the City's website and reviewed the crime stats for the last 5 years. A packet was provided to the members. It was noted that crime is not as bad as being made out on Next Door and Timber Ridge is not the only community that experiences "crimes of opportunity". It was noted that last year the City's police chief emphasized crimes of opportunity; cars being left open or items left out in view represents most complaints. It was also noted that the new police chief came to PCI for coffee with a cop this past fall sharing the same information. The board reviewed & discussed the stats and reiterated their stance on using cameras which are operational 24/7 as opposed to hiring a security / surveillance contract group is the most effective and cost-efficient method. Cathy reviewed our security line item budget noting we are at 43% of our budget, spending \$9,100 of \$21,000 budgeted. It was noted that contract security surveillance cost the POA \$40,000 per year. Kim reminded the board that the cameras have been instrumental in catching criminals who stole a boat, golf carts, etc. It was noted that we have a good rapport with the City police department; they have access to secured areas and have been seen on camera all hours of the day at treasure point and where other cameras are located. They increased their neighborhood surveillance during holiday and busy times. Ronnie Sedlak has agreed to assist with reviewing security cameras.

**PCI** – Cary noted he spoke with PCI manager, Al Martineau regarding the appearance of the fencing on Fairway Dr. It was noted that PCI is participated in the community wide clean-up. Further discussion revolved around how the POA can assist in promoting the club.

#### **OLD BUSINESS:**

**Community Involvement** – Nancy reported that the community wide clean-up went well. She noted that several bags of trash were collected, and several high school students assisted. Nancy noted we will do it again in the Spring. Joey noted that we will again work with the high school when they arrange their school beautification project. Holiday home decorating contest will kick off the day after Thanksgiving.

#### **NEW BUSINESS:**

**On-Line Payments** – The Board briefly discussed options to allow members to pay their dues online.

**POA Members** - Two POA members were in attendance and expressed their disappointment in the lack of participation by other members especially after the comments on Next Door.

There being no further business the meeting was adjourned at 6:50

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - The next BOD meeting is scheduled for December 9, 2019 at 5:30 pm inside the PCIGC Banquet Room.