

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–January 13, 2020 Meeting**

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

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

POA MEMBERS: Paul Jamerson, Youngswood Loop.

The January 13, 2020 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the December minutes was made by Ronnie Sedlak, second by Rebecca O’Dwyer and approved by all present.

Financials- Cathy E. Gill reviewed the financials for November & December 2019 noting we are in line with our budget and overall expenses for the year to date. Major expenses for the month were the annual property taxes at \$8,400.

Collections- Terie reviewed collections for December noting that collections of current dues are consistent with prior years collecting 82.5% 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. It was noted that we have collected \$8,500 in current and prior years dues during the first 2 weeks of January. There were 4.2 transfers in December, the .2 represents the new member making payments on the transfer fee that was not collected by the closing attorney. Our monthly average is 6 transfers. 2 access cards were reactivated during December. We billed \$1,750 for repeat covenant violations and waived \$750 for members who were in touch with the Board and resolved their violation.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed covenant violations noting that folks are communicating and or resolving their violations. The office continues to send out letters and fines to repeat offenders.

Member Comments – The Board reviewed comments made by members which included questions regarding the NextDoor comments pertain to security and are addressed under security.

Architectural Review – At the close of the January meeting Rebecca O’Dwyer met with Mr. Paul Jamerson, Youngswood Loop regarding his interest in serving on the AR committee. She reviewed the basic criteria set in the covenants; they review plans of any type of improvement, new construction, additions, fences, etc. They look at the compatibility of design, setbacks, roof pitch, materials etc. Plans are sent in a digital format, so e-mail is the primary venue in which communication between the property owner, AR, BOD and the office is made. The amount of time required is relative to the number of plans submitted; quality & detail of the plans.

Grounds & Maintenance – Steven noted there was a water leak at the Henderson & Royal Oak entrance which the City is addressing.

Security - Kim reported that he spoke with one of the parents of the individuals caught on tape at TP last month. The parent acknowledged their child’s involvement and that they allowed the other individuals into TP. The member asked how long the cards would be shut off. The Board discussed that 90 days from the incident and communication with the member would appropriate. It was decided that the board will need to establish general criteria in which they can address each situation on a case by case basis. Kim reviewed overall concerns, especially those at the tennis courts. Kim noted he has spoken with City officials regarding the possibility of using off-duty City police on weekends and other specified times, such as holidays. He was given an amount for the

service pending workers comp and other liability issues. A motion to have Kim put together a scope of work for the service was made by Ronnie Sedlak, second by Rebecca O'Dwyer and approved by all.

Pool- No report.

Treasure Point – Steven noted we need sand to fill in and be spread at the Point. He asked if the City can assist. Joey will follow up.

Tennis Court – No Report

City Update - Joey noted he received an e-mail last week from Alderman Pickich regarding a proposed RV park north of the gas station on Henderson the City is considering, He noted that the City approved the request as it met all the City requirements. Joey also noted the POA donated food to the City Christmas party in December.

PCI – Cary noted that he has been in touch with members of the PCI board and shared they are interested in making a presentation to the POA Board. Board members acknowledge they are more than willing and are very interested in supporting PCI on feasible requests/projects.

OLD BUSINESS:

Community Involvement – Nancy reported the Holiday Home Christmas contest was a success. She noted she met with the PCI Diamonds and together are working on a calendar of events. Nancy hopes to compile all POA events and relevant PCI Diamond events and include them in the newsletter going out to all members via US Postal service in February. Nancy discussed upcoming events including “March Madness” basketball free throw contest for children of members in good standing. Cathy noted that together with PCI the POA is looking on hosting a fishing tournament around Memorial Day with a kid’s fishing rodeo and fish fry on a Sunday. The Mardi Gras golf cart parade is set for Saturday, February 8th. PCI’s Cupid Classic is set for February 15th.

NEW BUSINESS:

Newsletter – Joey noted the office will be sending a printed newsletter to all members at the end of January, beginning of February and asked each board member to submit their articles to the office within the next two weeks.

Budget - Cathy presented a proposed budget that includes an increase in salaries as the POA is adding additional support to grounds and maintenance services during the summer months. It also includes funds for off-duty police support. The budget includes a \$10 increase to the annual dues bringing the annual dues to \$290 per lot. It was noted that this will be the first increase in 5 years. A motion to approve the proposed budget was made by Rebecca O’Dwyer, second by Kim Reinike. Discussion followed with a request to table for further review. The board agreed to allow an e-mail vote after further review. If approved, it will be ratified at the February meeting.

BOD Elections - Terie reviewed the timeline in which the selection committee and future notifications needed to be met.

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 February 10, 2020 at 5:30 pm inside the PCIGC Banquet Room.