

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–February 10, 2020 Meeting**

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

OTHERS: Steven Hammons, Terie Velardi – POA Staff

The February 10, 2020 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

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

Financials- Cathy E. Gill reviewed the vote the board took on the 2020-21 budget. Option 1 was with no increase and Option 2 included a ten dollar increase per lot to the property owners’ dues. The vote taken subsequent to the January board meeting was two voted for Option 1; Sedlak & Trapani. Five voted in favor of Option 2; Gill, Hardenstein, O’Dwyer, Reymond & Reinike. One declined the budget as a whole, Miller. Motion to ratify the vote was made by Rebecca O’Dwyer, second by Cary Trapani and approved by all present. Cathy proceeded to review the January financials noting that there are two-line items; late charges / violation fees and credit card convenience fees that appeared to be overstated. We will be addressing the line items with the accountant and report back in March.

Collections- Terie reviewed collections for January noting that collections of the month are higher than previous YTD overall, we’ve 85.4% 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 \$4,500 in prior years dues which includes dues from a court case in 2013. The member is on a payment plan to pay the remaining dues and going forward are committed to paying current dues when assessed. There were 3 transfers in January. Our monthly average is 5.5 transfers. 1 access card was reactivated during January. We billed \$100 in covenant violations and collected \$250.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed covenant violations noting that folks are communicating and or resolving their violations. She reported that waivers given out before this year have all been resolved. 16 first “friendly reminder” notices were sent with 8 responding. 6 second notices with \$100 fines were sent with 2 responding. 3 third notices with \$150 fines were sent with all 3 responding. 1 final notice with \$250 fine was sent with the PO responding. The office continues to send out letters and fines to repeat offenders. Nancy reviewed one case where a third letter with \$150 fine was sent to the member. The member’s response was less than favorable to working with the POA. They indicated they would not comply and wanted to meet with the Board but were able to make a Monday evening meeting. They indicated they did not want to receive additional letters or fines but did not offer a solution to the violation. The Board discussed the specific violation and noted that others in the same or similar situation have complied. The board asked that a letter be sent to the member indicating the compliance of other members; the board’s willingness to meet and offered an additional 30 days for a resolution.

Member Comments – The Board reviewed comments made by members. The majority referenced covenant violations. One member requested that the POA office send out a fundraising flyer for a local non-profit to all members. The office shared that only POA & PCI information is sent to the membership by the office. It was suggested that the member post the information on NextDoor.

Architectural Review – Plans for a proposed pool on Birch was submitted and approved. New house plans from a new property owner on Cedarwood, with a request for a front-yard setback was submitted to AR. AR requested the owner communicate with the adjacent owners regarding the variance request.

Grounds & Maintenance –

Security - In Kim’s absence Joey reviewed Kim’s report that was sent to everyone via e-mail. Kim is in communication with the City police department on a statement of work for additional service in TR. In an effort to be proactive the board discussed appropriate actions & communication with members when inappropriate actions occur. The board discussed using a similar method used with covenant violations. To be discussed further. Steven reported the SK net systems work well when it’s running, there have been glitches that the contractor is working on.

Pool- Steven reported that construction on the breezeway is to start next week. In addition, he addressed the grounding of the pool equipment and security apparatus.

Treasure Point – Steven noted that PC public works dropped off 6 loads of sand at Treasure Point.

Tennis Court – Steven posted the no climbing signs and rules. The board discussed options to eliminate / restrict climbing of the fence. The Board also considered using a timer for the lighting at the tennis courts.

City Update - Joey noted the City is reconsidering the parameters for the RV park north of the gas station on Henderson to include a 24/7 onsite manager.

PCI – Cathy suggested the POA sponsor an Italian Open Social. The board agreed and decided on February 28, 2020.

OLD BUSINESS:

Community Involvement – Nancy reported that a calendar of events was included in the newsletter that was sent to the entire membership. Upcoming POA events include March Madness basketball free throw contest and Community Clean-up in March. The Board discussed the entry cost (\$10), t-shirts for pre-registration and prizes (basketballs to the winners).

NEW BUSINESS:

BOD Elections - Joey reviewed the open positions for the 2020-2021 Board. Expired terms include Cary Trapani, Charlie Reymond and Ronnie Sedlak. Joey also informed the board he would not be finishing out his term as he will be moving in June.

On-Line Billing/Payment - The board reviewed the costs associated and voted for a \$10 flat convenience fee for on-line billing. Motion made by Rebecca O’Dwyer, second by Cary Trapani and approved by all present.

There being no further business the meeting was adjourned at 7:00

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for March 9, 2020 at 5:30 pm inside the PCIGC Banquet Room.