

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–March 9, 2020 Meeting**

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

ABSENT: Ronnie Sedlak, proxy to Nancy Hardenstein, Cary Trapani, proxy to Martin Miller

OTHERS: Steven Hammons, Terie Velardi, Misty Dienes – POA Staff. Gordon Gossett, Sycamore St.

The March 9, 2020 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the February minutes with the change to Martin Miller’s vote on the 2020-20201 budget from abstaining from either option presented to declining the budget as a whole was made by Rebecca O’Dwyer, second by Cathy E. Gill and approved by all present and proxy

Financials- Cathy proceeded to review the February financials noting that one of the CD’s matured at the end of February and was rolled over for 7 months at 1.49%, Cathy noted, given the recent changes to the stock market that the terms allowed us to earn a bit more than a regular checking or money market account for a shorter than typical time frame. Cathy reported the terms of the other two CD’s; 1 at 2.13% maturing August 202 and 1 at 2.72% maturing in March 2021. Cathy noted that we are in the final month of the fiscal year and all is in line with no surprises. Motion to approve the financials was made by Rebecca O’Dwyer, second by Charlie Reymond approved by all present and by proxy.

Collections- Terie reviewed collections for February noting that collections of the month are at 86.4% and we are in line to reach the projected 87% for the year by the end of March. We continue to collect on prior years dues as a result of past due/final letters being sent out. The \$2,700 collected for prior years dues brings us to 90% for the 2018-19, 2017-18 and 93.5% for the 2016-17 year. There were 4.2 transfers in February. Our monthly average is 5.4 transfers; 3.2 are market value and 1 was a result of a foreclosure. The total is 59 for the year at \$14,750 with a budget of \$15,000 which we will meet and probably exceed in March. 3 access cards were reactivated during February. We billed \$100 in covenant violations, waived \$200 and collected \$350.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed covenant violations noting things are calm. We have sent out 5 first “friendly reminders”, 5 second letters with \$100 fines, 4 third letters with \$150 fines and 1 final with a \$250 fine. 4 Resolved. Nancy noted that spring is here and is concerned about boats, trailers, recreational vehicles.

Member Comments - The Board reviewed comments made by members. The majority referenced covenant violations. One member requested that the POA stop sending them letters, they have no plans on moving their trailer until they are able to attend a board meeting. They noted they can not make Monday evening meetings; however, it was noted that they are often seen in TR on Mondays. One member called asking if someone can subdivide their lot. Further discussion revealed that adjacent owners are looking to split a lot between them to make their individual lots larger. It was noted that while not common it has occurred previously with Board approval. The Board confirmed that you can subdivide, incorporate it into an existing lot to make it larger. You cannot make a lot smaller. Progress is being made on the Hackberry property that has been ongoing for a year.

Architectural Review – The new property owners received letters from their neighbors for the requested variance for new construction of their home. They received approval from AR and the Board.

Grounds & Maintenance –

Security - Steven reported that the vandalism at the tennis court is being addressed. A young male was captured on our surveillance cameras defacing the tennis court and sign posted on the fence with the rods that are inserted to the ends of the tennis court. The young male does not live in TR but came in with a TR resident. The individual was identified, and the parent is making full restitution and holding their child accountable.

Kim thanked Joey and Steven for the prompt actions regarding the vandalism at the tennis court noting that the word will get out that the POA is serious in protecting the community assets and that we will hold individuals accountable. Kim reported on the use of off-duty police officers for additional support in TR. He noted that Chief Freeman asked to wait until Mardi Gras was over to discuss the scope of work. Kim reviewed that they would be used primarily in the evenings on weekends and holidays, times TBD. They would be in a City type uniform, have their communication apparatus with them. There was talk about using golf carts in and around the community. The board reviewed the Chief's and City attorney's request that the POA pay the officers directly, handling the W-2s and worker's comp. The Board discussed the request and options of the officer's forming their own security company where we issue a 1099 rather than W-2's at the end of the year. The office was asked to check with the insurance agent on liability and worker's comp insurance.

Pool- Steven reported that construction on the breezeway has been completed. Steven questioned if the board has determined the date for the pool opening. Typically, it opens on and or around Easter weekend.

Treasure Point – Lean-to panels were built over the electrical panels at the Point and tennis courts. Steven reported the northeast and northwest corners that have been eroding at TP have been repaired. In addition, sand and limestone have been spread and the Point is looking good.

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 public works is planning on coming through TR after the Spring Clean up to cut the right of ways and then the street sweeper. The City did pave the area around the Henderson entrance that had been torn up to repair a main water line.

PCI - Nancy reported that the POA sponsored and served an Italian Open Social on February 28. The response by those in attendance was positive. Many members thanked the board members present for their efforts to support PCI and the work the board does for the community. The Italian open socials continue every Friday. Wednesday evening meals are back with specialty nights such as steak night, build a burger/chicken bar.

OLD BUSINESS:

Community Involvement – Nancy reviewed the upcoming March Madness basketball free throw contest and Community Clean-up in March. Interest in March Madness has been limited to two individuals so far. The Community Clean-up is scheduled for the 28th. The diamonds will be delivering pine straw to those who order and pay prior to the 28th.

NEW BUSINESS:

BOD Elections - The nominating committee will be comprised of Cathy Eagan, Nancy Hardenstein, Rebecca O'Dwyer, Martin Miller and Kim Reinike. Expired terms include Cary Trapani, Charlie Reymond, Ronnie Sedlak and the two-year opening left by Joey's departure. The by-laws indicated two candidates for each opening be nominated. The election process and invitation to run for the board was put in the January newsletter and posted in e-blasts.

On-Line Billing/Payment - Joey reported the billing for the annual dues is being sent out via e-mail and snail mail. Those receiving theirs by e-mail will have the option of paying on-line directly from the invoice. The board reviewed the costs associated and voted for a \$10 flat

Member Comments: Gordon Gossett, Sycamore St asked why the dues was being increased by \$10. Cathy and Joey replied noting that the dues have not been increased for the last 5 years. The increase reflects inflation and the cost of doing business. Joey noted that we have been holding off on repairs to the bulkhead at Treasure Point until the case with the Secretary of State was settled. He also asked what is or can be done about ongoing problem with kids riding RV's on Sycamore, cutting through vacant lots tearing them up. He noted that now there are pick-up trucks cutting through the vacant lots. The board discussed the use of security cameras and asking the property owners to place no trespassing signs up.

There being no further business the meeting was adjourned at 6:55

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is scheduled for April 13, 2020 at 5:30 pm inside the PCIGC Banquet Room.