TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–May 18, 2020 Meeting

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

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

The May 18, 2020 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm. Joey noted that the POA did not hold a meeting in April as a result of COVID 19 restrictions.

Minutes - Motion to approve the March minutes was made by Cathy Gill, second by Rebecca O'Dwyer. Approved by all except for Cary Trapani & Ronnie Sedlak, both of whom were not in attendance at the March meeting.

Financials- Cathy reported that the March financials represent 2019-20 yearend and are being reviewed by the accountant. She proceeded to review the April financials noting that we are one month in with no surprises. She noted that on the balance sheet there is a line item for direct deposit liabilities which represents the carryover of end of month payroll. A motion to approve the financials was made by Rebecca O'Dwyer, second by Kim Reinike and approved by all.

Collections- Terie summarized the 2019-20 collections noting that we expected and collected 87% of the 2019-20 dues. $18,300 was collected for prior years which brings a range of respective years dues to 91-94%. We budgeted for 66 transfer fees and collected for 76, averaging 6.3 per month. Covenant collections we billed $8,250, collected $2,900 and waived $2,900 which reflects members coming into compliance with the new process. In the 2020-21 report we collected $201,500 in dues in March & April. We collected $1,850 in prior years dues. We collected for six transfer fees, three access cards. We did not bill for any covenant violations and collected on one.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein noted that while many families were sheltering in place, they spent a lot of time sprucing up their yards resulting in few cv letters having to be sent. Nancy reviewed specific cases for board action. Those not complying are fined and access cards are deactivated. A case where a member has declined to comply with the covenants until they can meet with the board had their cards deactivated. The property owner provided the office with a list of properties they considered to be out of compliance which were reviewed by the CV committee. The board invited the property owner to attend a board meeting in February and subsequent months. The property owner is current with their dues and has been fined for not complying. Discussion followed; Cary Trapani noted that our process is in place, multiple invitations to attend have been made. Joey shared the current covenants were amended in 2016-17 and approved by the membership. Whether someone feels they are wrong or outdated, they are the covenants for the Association. A motion to deny the property owner's request to continue to park their boat trailer in the front of the house and to void the cv fines is declined as the covenants are in place was made by Cary Trapani, second by Rebecca O'Dwyer and approved by all present. The board instructed the office to send a letter responding to the list they provided and extend one more invitation to attend the July board meeting. Nancy discussed a similar case where a property owner had complied and has resorted to parking their boat in the front of their home.

Member Comments – The Board reviewed comments made by members. There was one request made and approved to use the pavilion at TP. Complaints about the number of vehicles parked on the grass on the adjacent lot to 612 Royal Oak. The office was in communication with the PO at 612 who indicated he would address the issue and send an e-mail in on the timeframe needed to comply. No such e-mail has been received. Cary Trapani moved to continue the covenant process and proceed to court if necessary. The motion was second by Rebecca O'Dwyer and approved by all present.

Another member called to complain that folks allow their dogs to run free and when the dog(s) poop they do not pick it up, in addition they leave their trash everywhere. Joey mentioned when we can identify the individuals via the cameras and access reader, we cut their cards off. It was also noted that we have two doggie poop stations at TP.

We received an e-mail from a property owner who owns several properties indicated their offices are closed due to COVID; they did not want to spend the extra $10 per property to pay on line and requested we give them our bank routing and account information so they can pay their dues. The office instructed them that we do not give out our banking information and they should reach out to their own bank to have a check draft made out to TR.

We received a phone call from a third party offering to assist us with a lawsuit filed against us. Further researched indicated that the lawsuit was from a flooring company in Jackson, MS to a Timber Ridge Apartments in Jackson, MS. The office spoke with the attorney who filed the lawsuit to confirm that the lawsuit has nothing to do with TRPOA.

We received a request from a PO for an application to run for the board. The member is not in good standing due to a CV. The office replied indicating they would not be able to run until they became compliant and paid the associated fine. We have not heard back from the owner, nor have they paid their CV fine. Another member's cards were cut off due to an incident at TP where they cleaned their fish on one of the benches at the point and left a mess. A letter was sent to the owner who acknowledged the situation taking full responsibility, apologized and indicated it would not happen again. Rebecca moved with a second by Cary to turn their cards back on with the stipulation further occurrences would result in an immediate fine and the cards would be cut off for 90 days. Motion was approved by all present.

Misty reviewed tow incidents regarding dogs in the neighborhood. One member indicated dogs were running through their yard and they would put out poison pellets. The office replied to the member indicating the POA does not condone any such action and they should contact the City as there is a leash law. Another member indicated that a neighbor's dogs bark all day long, will break through the fence and come into their yard and appear to be aggressive. The board discussed and directed the office to communicate the City's jurisdiction over aggressive animals.

Architectural Review – The Board discussed the request for solar panels on Elmwood. The plans call for panels to be on both the front and rear of the house and do not match the existing color of the roof. A motion to accept the request as submitted was made by Cary, second by Martin; voting yea are Trapani & Miller. Voting Nay are, Eagan-Gill, O'Dwyer, Reinike, Sedlak, Hardenstein. The motion failed. A motion to paint the frame of the solar panels to match the roof was made by Martin Miller, no second was obtained motion stalled. The Board reviewed the guidelines established by the Board noting AR is not in favor of panels. One other home in TR was granted permission and we have not had any complaints from neighbors or other members. In reviewing the plans and the guidelines a motion to approve the plans if the panels could be placed on the backside only or if the color of the panels and roof match was made by Rebecca, second by Carry and approved by all present.

Grounds & Maintenance –

Security - Kim reviewed options for the additional security noting the security detail will made up of off-duty Pass Christian Police officers. They will have their police radios, no weapons. It was also noted we have received insurance costs. The estimates are for year-round coverage, estimating 8-12 additional hours a week. He asked the Board if they want to move forward hiring off-duty pass police to enhance security in TR. A motion to move forward was made by Cary, second by Rebecca. The Board further discussed the liability, worker's comp insurance costs and total hours. Cathy noted that this would increase our payroll by over $30,000 which we do not have in the budget. Kim reported that our proposed contract is on a month to month basis offering us flexibility on an as needed basis. It was also noted that worker's comp insurance is based on the number of hours worked. Cary Trapani amended his motion to approve security coverage up to $5,500 adjusting the total hours to meet the budgeted funds including worker's comp and liability coverage. Martin Miller second the motion and approved by all. Joey called for a vote on the original motion to approve the security plan; approved by all present.

Pool- Security cameras have been added to the pool breezeway.

Treasure Point – The six-foot extensions have been installed to the gate fence to prohibit folks from accessing the point.

Tennis Court – Steven reported that due to COVID 19 restriction put in place by the governor he placed wire mesh over the rims.

City Update - None noted

PCI – Cathy noted that all events are on hold and will be rescheduled.

OLD BUSINESS: Community Involvement – No report

NEW BUSINESS:

BOD Elections – Joey noted we have four candidates for four positions.

Facility Use amidst COVID 19 Pandemic

Joey asked if any of the board members felt that we should open the swimming pool. Cary Trapani made a motion to open the swimming pool with guidelines, second by Martin Miller. Discussion revolved around the enforcement of the guidelines established by the governor' s office. Joey called for a vote; voting Yea are directors Trapani, Miller & Sedlak. Voting Nay are directors O'Dwyer, Eagan-Gill, Hardenstein and Reinike. Director Reymond abstained. A second motion to discuss the possible opening of the pool within the next 30 days was made by Rebecca O'Dwyer, second by Cathy Eagan-Gill. Voting Yea are directors, O'Dwyer, Eagan-Gill, Hardenstein and Reinike. Voting Nay are directors Trapani, Miller & Sedlak.

Annual Meeting – Joey noted the annual meeting is scheduled for Sunday June 14th at 1:00 inside PCI. There is a limit of 60 participants in the room. Joey asked who would be in attendance noting that he will be leaving for California the weekend prior to the meeting. Cary indicated he too will not be in attendance. The Board instructed the office to put an eblast out requiring reservations on a first come basis.

Nancy noted that Cary is rolling off the board and Joey has resigned his position as he is moving to California. She thanked both for their years of service.

There being no further business the meeting was adjourned at 7:30

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for June 14, 2020 at 1:00 pm inside the PCIGC Banquet Room.