

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-July 13, 2020 Meeting**

PRESENT: Cathy Eagan Gill, Nancy Hardenstein, Rebecca O'Dwyer, Charlie Reymond, Kim Reinike, Ronnie Daniels, Brittany Scheid

ABSENT: Martin Miller & Ronnie Sedlak, proxy to Charlie Reymond.

OTHERS: Steven Hammons, Terie Velardi, – POA Staff. Digges Morgan, 117 Poplar Point.

The July 13, 2020 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill at 5:30pm.

Guest - Digges Morgan, 117 Poplar Point was present to discuss his covenant violation regarding his boat trailer being parked in front of the front sill of his home as it relates to the street. President Gill welcomed Mr. Morgan and gave him the floor to summarize what he felt were the pertinent facts regarding his covenant issue. Mr. Morgan noted that his home in Timber Ridge is his second home and he resides full time in New Orleans. He first moved to Timber Ridge in 2005 and subsequently has rebuilt his home two times, the first because of Hurricane Katrina and the second was due to a fire caused by a lightning strike. He acknowledged he had been cited & fined earlier in the year for his boat trailer being parked in front of his home. Mr. Morgan noted that he had sent in numerous communications to the board and is present to work out a solution.

Cathy asked that a picture be sent around so the new board members could understand what the covenant violation is. Cathy acknowledged that the trailer is parked on a gravel drive and asked if it is possible that the gravel drive be extended further towards the water. Mr. Morgan indicated that there is a fence and a pool behind it. He stated he does not want to park the trailer under his house as it interferes with his leisure activities around his pool as well as having two cars parked under the house. Cathy quoted the covenants stating that all vehicles, trailers etc., shall be parked on a driveway surface and behind the sill of the house. Mr. Morgan stated he believed that "behind the sill" means that it has to be parked under the house. He noted that there are many properties in the subdivision that do not meet this criterion. Cathy noted that vehicles parked under the house comply and clarified the meaning of the sill as its extension to the side property lines. Nancy noted that the list of homes Mr. Morgan provided the board in one of his communication comply and others are ones that the board is working with the property owners to resolve. It was noted that Mr. Morgan does have space to move his trailer behind the sill of his home. Mr. Morgan asked if he were to add additional gravel extending it further back towards the water, it would than comply? The board acknowledged that he has plenty of space in which to do so that his trailer would be behind the sill. Mr. Morgan expressed his frustration with the maintenance of other properties in the subdivision noting these violations are far worse than his trailer. Mr. Morgan was reminded that the board is making a diligent effort to bring everyone into compliance. To enforce the covenant, such as parking, it must be enforced in whole. Mr. Morgan suggested that the board look in to using POA property for vehicle parking. The board acknowledged that previous boards had considered it as an option.

Mr. Morgan identified additional issues in the subdivision, including but not limited to out of control parties. He comes to Timber Ridge to relax and enjoy himself and doesn't feel he should have to call the police noting that we used to have a patrol service. Kim Reinike stated that we do, in fact, have off duty police officers in which the POA has hired to patrol the subdivision.

Mr. Morgan indicated that having his property identified as being out of compliance he has noticed many others that have bugged him and feels that the covenants need to be updated. The board acknowledged that the covenants were updated in 2016, that it was

an 18-24 month process where members were given the opportunity to vote on each individual covenant. The threshold to adopt or change a covenant is that it must receive an affirmative vote of 60% of the Owners present with ballots cast in person or by proxy. It was noted that the covenant referencing parking passed with an affirmative vote of 74%. Mr. Morgan said he would look into extending his gravel drive. He went on to say that the covenants need to be updated and he was not alone regarding this issue. Kim Reinike asked Mr. Morgan to consider running for the board, that he has a lovely well-maintained home and is sincere. Mr. Morgan indicated that he did once and was not interested in doing so in the future. Mr. Morgan was asked if he plans to comply in which he responded that he would need to go home and think about it.

6:00 pm Mr. Morgan and the board thanked each other for their time and Mr. Morgan left the meeting.

Minutes - Minutes from previous meetings are being tabled until next month.

Financials - In Ronnie's absence Cathy proceeded to review the May and June financials noting that we took the funds from the sale of the POA lot and opened the HIMMA account with Keesler which currently is offering the highest yield available. In addition, we took funds from the Hancock Bank money market account and placed it into a separate HIMMA account. The funds from the sale of the POA lot are ear marked as "reserve" for unforeseen disasters, like Katrina. Cathy noted that we have spent \$3,000 in storm repairs from TS Cristabol. Cathy asked if there were any questions. Charlie asked what the \$3,000 for storm repairs entailed. Steven summarized the expenses noting that all 8 wheels on the cottage had the bearings replaced. A motion to approve the minutes was made by Rebecca, second by Charlie and approved by all present and by proxy.

Collections - Terie reviewed the collection report for the new members noting we track what we receive each month, its percentage of the total billed and compare it to previous years. In addition, we track what we collect from previous years and add that to its respective years' totals allowing us to better budget in the future. Currently, we have collected 76.2% which is consistent for the same period last year. We collected for 11 and 13 transfers in May & June respectfully and are averaging 10 a month. 18 access cards were reissued. No covenant fines were assessed, however we collected \$500 in May. Cathy indicated that 150+ "oops" letters went out in late May to those members who have not yet paid but have a solid track record of paying. Terie, noted this allows us to communicate with members who may have had their invoices sent to them via e-mail but failed to open them. We have had many folks asking for payment plans in which all were approved. It was noted that due to COVID 19 the board has delayed assessing finance charges and cutting access cards off. A motion to resume finance charge assessments and cutting off access cards for delinquent accounts starting August 1 was made by Charlie, second by Rebecca and approved by all present and by proxy.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reported that the covenants compliance committee is regrouping after COVID. In May 5 first letters, 1 second letter, 3 third letters and 10 have been resolved.

Member Comments - The Board reviewed comments made by members. Two groups requested use of the pavilion at TP, several folks requested payment plans, covenants issues have already been addressed. Several members have commented and extended their appreciation to the board on the appearance and utility of Treasure Point. A member called in June to inform us that there had been an incident at TP where he and another individual were involved in a physical altercation at the boat ramp. The police had been

contacted and report was filed. Subsequently, in July another member called in wanting to know what the POA was going to do about the incident. Cathy & Kim Reinike noted that it is long standing policy not to share personal information to a third party. Kim went on to say that Steven provided video and pictures of the incident to the individual who was involved in the situation so they could pursue further communication or action with the police. The board reviewed the video and discussed the situation. It was noted that the situation was not vandalism of POA property but rather an assault. The police had been notified, as such are the governing body to address the situation. It was noted that multiple boat owners using the ramp at one time can cause strained communication. The board agreed that this type of behavior is unacceptable and will pursue other avenues to help mitigate future problems including signs and guidelines for boat ramp etiquette.

Architectural Review – A number of requests had been made and are in the process of being reviewed by AR and will be addressed at the August board meeting. The board did discuss the request for solar panels. The property owner has met the board guidelines and will be changing the color of the roof to match the panels. A motion was made by Rebecca, second by Ronnie Daniels and approved by all present.

Grounds & Maintenance –

Ronnie Daniels noted that in reviewing an invoice from one of our lawn maintenance providers that he noticed a Lumberton address and asked if there were other vendors located in the Pass that could provide lawn service. It was noted that the vendor in question had just moved out of the area and they had been servicing the POA for a few years and have done an outstanding job.

Security -

Kim reported the off-duty patrol is working out well. That each of the officers regularly patrol TR and are familiar with the subdivision and know our issues. He went on to thank the board members who have assisted. Cathy noted that we will need to monitor continue usage and the budget. Currently we have budgeted through October. Steven noted that due to the COVID restrictions and the off-duty patrol we have not experienced any vandalism or excessive numbers using the tennis/basketball courts.

Pool-

Steven noted the pool opened on June 2nd. He has met with the pool maintenance provider regarding CDC guidelines. Steven noted they provide weekly reports which Steven reviews. We have not put out chairs or umbrellas and they are stored in the new storage space. Cathy noted that we have acquired 3 CPR mouth to masks for the lifeguards in the event there was a need. The board discussed the Governor's recent EO regarding the limit of 20 individuals in outdoor public spaces. To date we have not had more than 20, including the lifeguard at any one time. In the event there are more than 20 the board agreed and affirmed their previous directive that it would not be up to the lifeguards to monitor the numbers, but rather they would call the board members who oversee the pool area and or security.

Treasure Point – Steven reported that the picnic tables that were washed away during TS Cristabol had been recovered. Steven asked the Board for assistance in finding an off-site location where the cottages can be taken in the event of a mandatory evacuation. The previous location was no longer available as the property owner sold the lot. Rebecca O'Dwyer offered her parents lot. Steven will follow up with Corvette Towing to be sure they can safely transport the cottage(s). It was noted that for minor storms such as Cristabol the cottage can be brought to All Season's Boat Storage on Henderson. It was noted that the POA will not be charged for storage at either location. Cathy thanked both Rebecca and Charlie for their generous support.

Charlie noted that the bulkhead arears near the gate bordering the PO State and the adjacent property owner is failing and needs to be addressed. The board discussed the use of adding rip-rap to mitigate the loss of land between the bulkhead and the land.

Tennis Court - Noted above in Security

City Update - No report

PCI - Cathy reported that events previously scheduled are not going to happen. PCI recently hired Tara Davis from the Salvage Skillet as their new cook. Wednesday evening and weekend schedules will resume.

OLD BUSINESS:

Community Involvement -

No report

NEW BUSINESS:

COVID-19 Employee Support

Cathy informed the board that Misty has acquired COVID 19 and will be out until further notice. Cathy shared Misty's employment history and salary noting she is an important component to the office operations. A motion to extend \$500 for COVID 19 employee support was made by Rebecca, second by Charlie and approved by all present and by proxy.

There being no further business the meeting was adjourned at 7:15

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is scheduled for August 10, 2020 at 5:30 pm inside the PCIGC Banquet Room.