

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

**PRESENT:** Cathy Eagan Gill, Nancy Hardenstein, Rebecca O’Dwyer, , Kim Reinike, Ronnie Daniels and Ronnie Sedlak

**ABSENT:** Brittany Scheid, proxy to Nancy Haredenstein, Martin Miller & Charlie Reymond,

**OTHERS:** Steven Hammons, Terie Velardi, – POA Staff.

The August 10, 2020 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill at 5:30pm.

**Minutes -** Minutes from the July and special board meeting in June were reviewed and approved. Motion by Rebecca O’Dwyer, second by Ronnie Daniels and approved by all and proxy.

**Financials-** Ronnie Sedlak reviewed the July financials noting all is in line for the month. A motion to approve the minutes was made by Rebecca, second by Kim R. , approved by all present and by proxy.

**Collections-** Terie reviewed the collection report for July noting we are at the same level as previous years collecting 80+% of the current years’ dues. We continue to collect previous years dues as well. We collected for 10 transfers in July giving us a total of 40 YTD and an average of 10 per month. We billed \$300 and waived \$500 in covenant fines. The waived fines reflect members who have been in communication with the CVC and office and ultimately coming into compliance. 4 access cards were renewed or replaced. Terie noted that 2 members had finalized the combination of adjacent lots subsequently reducing the number of billable lots.

**COMMITTEE REPORTS:**

**Covenants -** Nancy Hardenstein reported that 4 first time or friendly reminder letters went out. 5 second letters and one third letter all with associated fines went out. Nancy reviewed the covenant process explaining the multiple steps for each violation including the thank you letter for complying with an automatic fine for any recurrence. Nancy also noted problem cases that have resulted in final letters. The board reviewed last month’s visit by a member who has not made any attempt to comply. The board voted unanimously to pursue the covenants as stated and proceed with subsequent steps as communicated with all members. The board also reviewed subsequent steps after the final letter is sent. The board reviewed the covenants where it is stated that fines are assessed monthly until the violation is resolved. The board agreed that the clock continues to tick, and subsequent fines will accrue.

**Member Comments** – The Board reviewed comments made by members. The Board addressed the short-term rental on Youngswood Loop. Several complaints from neighbors were registered with the POA and the City. Apparently, the owner has not registered their home as a short-term rental with the City. The office has been in contact with the City code enforcement office and the City is pursuing the case. Several request to use the pavilion at TP have been made and approved. One member called asking if floating docks were allowed. It was explained that DMR has oversight of all of the waterways and suggested the member contact DMR. Ronnie Daniels noted that a floating dock does not require pilings and doubts that the Core of Engineers at DMR would be involved.

**Architectural Review** – One of the AR committee members alerted the office that a gazebo/tiki hut was being constructed on a vacant lot. The office followed up with the owner to find that his marine contractor was in the process of building the hut while installing new bulkhead. The PO has no immediate plans to build a residence on the property and was informed that the hut is not allowed. The PO complied and had the hut removed. It was noted that the AR committee serves as a recommending body to the Board and ultimately the Board makes all decisions. The Board reviewed architectural requirements including materials, submission of plans, plot plans showing all easements and setbacks, 45-day response time and specifically request for repairs in kind, such as vinyl siding. A new member requested changing the siding of their home from vinyl to stucco. AR expressed concerns and asked for more information about the quality of the stucco. The members subsequently amended their request to replace the existing vinyl with new vinyl or materials in kind. AR’s response to the request discussed “grandfathering” cases, repairs versus full replacement and the recommendation to require complete replacement of materials meet the standards set in the covenants for new construction. The Board discussed grandfathering, and the replacement and repairs of materials in kind and City requirements. A motion to allow existing homes to replace materials in kind, specific to siding was made by Rebecca O’Dwyer, second by Ronnie Daniels. The motion passed 5 to 1. Voting yea; O’Dwyer, Daniels, Hardenstein (Scheid-proxy), Reinike. Voting nay; Sedlak.

**Grounds & Maintenance –**

Steven reported that Stephen Schruff pressured washed the walking track surrounding the pool, tennis courts and playground area.

**Security -**

Kim reported that he is in regular contact with the off-duty patrol and it continues to be working well. Kim reviewed concerns about reports of attempted vandalism and short-term rentals and has made the off-duty officers aware of their locations and concerns. Parking and speeding on the roadways appears to be a major concern in the subdivision. Nancy noted that we send covenant letters about parking on the streets out but on Fairway especially around the curves folks tend to drive fast and when cars are parked on the street whether you’re in a car or walking, it’s very dangerous.

**Pool-**

Steven noted he replaced a second step to one of the pool ladders and indicated a new ladder may be needed prior to opening next season. Steven noted that Mark from United Security replaced the circuit board to the SK-net card reader.

**Treasure Point**

– Steven noted that he and Stephen installed LED lighting at the fish cleaning station and replaced 90’+/- of bulkhead cap. Steven also noted that Mario from Corvette Towing reviewed the route to the off-site storage location for the cottages and indicated that the site is not acceptable as the route has too many low hanging branches and wires. The Board reviewed other options and will continue to look for a suitable location. Meanwhile, All Season’s has offered space at their storage location. Steven reported during the 4<sup>th</sup> of July weekend tow boat trailers were dropped off at TP and left overnight. Both trailers were tagged noting no overnight parking. Using the security video and access card reader we were able to determine one of the owners and the office contacted the PO, reminded them that there is no overnight parking at TP and asked them to remove the trailer. The property owner immediately complied. The other PO was identified when the trailer was picked up and a letter was sent to them, again reminding them there is no overnight parking at TP. The board discussed the failing bulkhead on State’s property outside of the gate. It was noted that 200+ Boat Launch Etiquette flyers went out to members identified through our access reader who specifically use Treasure Point.

**Tennis Court** – Steven and Stephen replaced the basketball goal that was taken down due to COVID 19.

Steven noted that the rims are attached to the backboard and is cumbersome and very heavy. He noted that he has come up with an alternative method to restrict use of the basketball goals that do not require dismantling the backboards.

**City Update** - No report

**PCI** - Cathy reported that events previously scheduled for August are being moved to September. 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:**

**Hancock CD Maturing - Roll into Keesler HIMMA**

Cathy reported that one of our CD's at Hancock Bank is maturing and suggested the Board consider moving it to our Keesler Reserve HIMMA account. A motion to move the funds once the CD matures to the Keesler account was made by Rebecca, second by Ronnie Daniels and approved by all present and by proxy.

**Portable Speeding Sign and Stop Signs -**

Ronnie Sedlak suggested that the speed sign be moved to the POA lot on Royal closer to Henderson. Cathy reminded the Board that City has complete jurisdiction as to where the sign is placed. Ronnie also suggested we obtain solar lighted stop sign like the ones at Espy and place them on Royal and Maple Way. Cathy indicated she has already been in touch with the City about them noting they cost at a minimum of \$1,200 each and at the present time the City does not have the funds to do so. Ronnie suggested that the POA pay for the signs. Ronnie, as treasurer was charged with finding the funds in our budget while keeping in mind that funding the off-duty officers is a priority. Ronnie agreed and noted he has other ideas on how to save money...

Ronnie also suggested that we have permanent locations at the pool for umbrellas, perhaps installing sleeves into the concrete. In addition, the POA consider resurfacing the driveway/parking lot at the pool. Ronnie also proposed that we look at the costs associated with having the cottages and consider a permanent structure that would meet our needs.

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 September 14, 2020 at 5:30 pm inside the PCIGC Banquet Room.