

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–September 22, 2020 Meeting**

PRESENT: Cathy Eagan Gill, Nancy Hardenstein, Rebecca O’Dwyer, Ronnie Daniels, Martin Miller & Charlie Reymond and Ronnie Sedlak

ABSENT: Brittany Scheid, proxy to Nancy Hardenstein, Kim Reinike

OTHERS: Steven Hammons, Terie Velardi– POA Staff.

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

Minutes - Minutes from the August and Annual meeting in June were reviewed and approved. Motion by Rebecca O’Dwyer, second by Ronnie Sedlak and approved by all and proxy.

Financials- Ronnie Sedlak reviewed the August financials noting overall we are in line with our budget for the month. Ronnie noted that per the Board’s approval in the August meeting one of the CD’s at Hancock/Whitney matured and the funds, principal and interest was deposited into the Keesler HIMMA account. Ronnie noted that the funds are in reserve for emergencies. A motion to approve the financials was made by Rebecca, second by Charlie, approved by all present and by proxy.

Collections- Terie reviewed the collection report for August noting collections are consistent as previous years collecting 82+% of the current years’ dues. We continue to collect previous years dues as well. It was noted that members receiving final letters with court action pending have been in contact with the office to either settle their account or to request payment plans. We collected for 14 transfers in August giving us a total of 54 YTD and an average of 10.8 per month. We billed \$1,400 and waived \$800 and collected \$200 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.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed last month’s covenant violations noting that in last month’s drive through Covenants CC reported a property on Basswood with farm like field wire fencing with wooden post. A letter was sent to the property owner who in turn contacted the office contesting the violation saying he drives through the neighborhood and have seen similar/same fences, saying what’s wrong with mine? CCC drove through the subdivision and took pictures of similar types of fences. Pictures of the property owner’s fence and other’s in the subdivision. The one at 227 Baywood was noted as not falling under the TRPOA Covenants, however others were. The board reviewed all the photos comparing the fence on Baywood to the others, noting the others were finished with wooden frames or decorative trims. Nancy noted that our covenants state no farm type wire fencing is allowed. It was noted that the fence on Basswood is wire panels, not the typical roll of wire fencing used in farms and that the gate is framed like the other properties reviewed. The Board noted that if the property owner on Basswood were to frame his panels, then it would be in harmony of external design of the others. With exception to the framing of the panels the board agreed the fence is appropriate for the subdivision. It was noted that the covenants allow the board to add or delete building requirements as codes and building products change. The board established the following guidelines for wire mesh / modern farm fencing to include wire panels must be framed on all sides(top, bottom, left & right) with finished

frame facing out, 14 gauge or stronger hog wire mesh no smaller than 3" square. A motion was made to accept the guidelines by Rebecca O'Dwyer, second by Ronnie Daniels. Motion passes 6:1. Voting yea, Directors, Hardenstein, Scheid -proxy, Daniels, O'Dwyer, Miller & Reymond. Voting nay: Sedlak.

Nancy reviewed 4 first time or friendly reminder letters went out. 2 second letters with associated fines went out. Nancy reviewed a property on Royal Oak, discussed last month where the property owner lives and uses his neighbor's vacant lot for parking. Typically, we would send the covenant letter to the property owner of the vacant lot who is responsible for making sure the property is compliant. It was noted that despite the POA's attempt to reach the owner via certified letters at multiple addresses, the property owner of the vacant lot has not been in touch with the POA for several years. The POA has taken the individual to court and has placed a lien on the property. County records indicate that the property has been sold for taxes but not claimed. It was also noted that the covenants; Section 3K a. (ii) state *TRPOA also has the right to enter the property and remedy the violation and lien the property for the cost of same plus an additional 20%*. The board discussed possible actions with the intent to remedy the covenant violations and to prevent future misuse. The Board has directed the office to send a certified letter to the adjacent property owner who is misusing the vacant lot notifying them to move the vehicles within 10 days or have them towed. Furthermore, recurrence of the violation will result in immediate removal.

Member Comments – The Board reviewed comments made by members. Several members had requested payment plans which were subsequently approved. A property owner on Sweet Bay was not happy that the POA and City approved a pool on the neighbor's lot within the 10-foot side-yard setback.

Architectural Review – Three requests were identified with one being approved and the other two under review. Approved were plans for new construction on Palmwood. Under review are plans on Royal Oak to cover a patio and build a gazebo, both of which will require a variance request for the roof pitch. The second is for a fence and screening the lower level of a property on Chestnut.

Grounds & Maintenance –

Pool- Steven noted that Mark from United Security replaced the circuit board to the SK-net card reader and has ordered a larger transformer.

Treasure Point – Steven thanked Rebecca for the use of her jeep to level out the limestone at TP. The Board reviewed the bulkhead situation at the SE corner near the Eagan property. It was noted that the property owner is working to fill in the void so not to lose land due to the tides. Steven reported that 120'+/- of the bulkhead capping was lost during the storm.

Steven discussed the removal of the cottage due to storms noting that the property offered by Director Daniels was reviewed by the towing contractor and does not lend itself for use due to the multiple low hanging electrical wires and trees. The towing contractor also noted that the underneath of the cottage is showing rust and we will need to paint it in the near future. The cottage was removed due to hurricane Laura and is being stored locally. The owner has given the POA permission to leave it there as more storms are developing in the Gulf. The Board discussed moving it to one of the POA properties on Royal and Sycamore.

Tennis Court – No report.

City Update - Rebecca reported that the City started to patch roads in the subdivision prior to hurricane Laura and will resume in the upcoming weeks. The speed limit sign was moved from Royal Oak to Fairway Dr.

Security - Kim was unable to attend but sent his report into the office. Cathy addressed Kim's e-mail with the rest of the Board.

The law enforcement incident that happened over a week ago, I have talked with multiple officers and Patrol Shift Sergeants and none knew what happened. This is not uncommon. If MBN/Drug Task Force, other state/federal or county officers have to serve an arrest warrant, sometimes they do not notify all the local police. Sometimes they notify the Police Chief only out of courtesy. I have not had a chance to discuss with the Chief. No one on the Board had additional information.

The basketball court issue with outsiders using the facility and damaging the net, etc. This is a continuing problem. Maybe have a timer on the lights at night and turn them off at 8PM??? The Board discussed changing the time from 10:30 to 8:00pm.

PCI - Cathy reported that the Italian Open Socials are on Friday nights; \$5.00 dinners. The Italian Open is October 17th. PCI will be hosting Halloween themed poker run on the 24th of October. The PCI Diamonds and the POA will be hosting the 3rd Annual Halloween Spooktacular on Saturday, October 31. The event features a hayride from the club to Treasure Point, Trunk or Treat, hot dogs and movie. The POA is offering a \$25 gift certificate for the best decorated vehicle.

OLD BUSINESS:

Community Involvement -

No report

NEW BUSINESS:

Hancock CD Maturing - Roll into Keesler HIMMA

Cathy reported that a second 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.

Offer on TRPOA lot on Pinewood

Cathy reported that the POA received an offer on the lot on Pinewood for \$25,000. Cathy reviewed the offer and the particulars of the lot with the Board. Currently it is listed for \$40,000, the County has it appraised at \$57,500. The lot is 60ft wide by 160ft deep. It is wooded and is not bulkheaded. Cathy reviewed the recent sale on Ironwood noting it sold for \$46,500 with 82 ft on the water. POA costs includes a 3% commission to the buyer's agent, prorated taxes (\$1,200/year) and attorney fees for document preparation. A motion to offer the property for \$35,000 was made by Martin Miller, second by Ronnie Sedlak and approved by all present.

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 October 12, 2020 at 5:30 pm inside the PCIGC Banquet Room.