

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

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

**ABSENT:** Ronnie Daniels, Ronnie Sedlak, proxy to Kim Reinike, Brittany Scheid, proxy to Nancy Hardenstein

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

The November 9, 2020 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm. Cathy noted that committee reports would be brief and the meeting will deal primarily with the effects of Hurricane Zeta, under new business.

**Minutes -** Minutes from the October meeting were reviewed and approved. Motion by Rebecca O’Dwyer, second by Martin Miller and approved by all present and by proxy.

**Financials-** Cathy noted that due to Hurricane Zeta and the loss of power for several days the financial had not yet been reviewed by the accountant.

**Collections-** Terie reviewed the collection report for October noting collection of the current year’s due is consistent with prior years at 84%. 7 transfers were collected in October noting we have surpassed last year’s total number collected. Our monthly average is 10.9 compared to 6 per month average for the 2019-20 year. We continue to collect previous years dues as well noting \$2,800 was collected which is due to the collection letters sent out and requests for payment plans. 3 access cards were renewed or replaced.

**COMMITTEE REPORTS:**

**Covenants -** Nancy Hardenstein noted that with all the damage from Zeta we will need to give folks time to address damages to their homes and yards. It was also noted that debris has not been picked up, the holidays are around the corner. Nancy noted that we will address covenants in the January newsletter that is sent to all members via US Postal service. Meanwhile we will address extraordinary issues such as the report that there is a rooster in the subdivision that is disturbing neighbors’ day & night. Nancy noted that the property in question appears to be a rental; a letter was sent to the property owner who lives out of state and to the occupant of the property addressing the violation.

**Member Comments** – Cathy noted member comments received in the office were storm related, such as debris pick-up.

**Architectural Review** – Cathy noted that 98% of AR questions or requests dealt with repairs. Individuals restoring improvements, roofs, fences etc. who are either going back with the same materials or acceptable materials as outlined in the covenants were told it was acceptable and to be certain that they obtained building permits and met City requirements. Cathy noted it did not make sense send every one of these requests to the AR committee.

**Grounds & Maintenance –**

**Pool-** No Report

**Treasure Point** – As noted earlier Steven mentioned that due to the recent storms the cottage at TP

had been moved twice. Steven also noted that with the multiple storms and high tides parts of the Point are eroding and will need to be addressed. Steven also noted that placing pea gravel at the playground a few years back has served us well. Prior to using pea gravel we had mulch which would wash away every time water encroached the Point.

**Tennis Court** – The cable to the net has been replaced. Steven continues to monitor use at the courts and noted that the basketball players are being respectful, and no one is leaning on or misusing the tennis net.

**City Update** - Rebecca reported that Alderman Pickich and other City officials have been driving around to survey the damages. Alderman Pickich noted that the bids for clean-up don't go out for another week. The clean-up process will not begin for another 3 weeks.

go out for another the City has agreed to install an additional sleeve on Royal Oak for the portable speed limit sign. Rebecca reported that the City has hired a new City Planner, Bill Spivey who will start next month

**Security** - Kim reported that one officer is no longer a City employee and is no longer on our detail. Another has stood down for a bit. A new officer started with us last weekend and the City is hiring additional officers. In the meantime, if there is no officer to work our detail the Chief indicated additional rounds would be made by on-duty officers.

**PCI** – Cathy noted that the back nine is open and the crew and volunteers are working to remove trees and get the entire course open.

## **OLD BUSINESS:**

### **Community Involvement** –

Nancy reported that the Halloween Trunk or Treat was moved to the PCI parking lot and was a great success. The fall clean-up scheduled for Saturday; November 7<sup>th</sup> has been cancelled noting that Hurricane Zeta has preempted the event. The Annual Holiday Home Decorating Contest will move forward as planned with beginning on the Friday after Thanksgiving and end Friday, December 11<sup>th</sup>. Winners will be announced at the Breakfast with Santa event on December 12<sup>th</sup>.

## **NEW BUSINESS:**

**Resubdivision of lots** – The Board reviewed the POA policy for members who combine their lots and subsequently resubdivided them back to single lots. The original policy was enacted in April 2008 and updated in 2012 to include *'Property owners who elect in the future to subdivide or sell off individual portions of property that was previously parceled will be subject to retroactive dues assessment'*. The discussion revolved around conditions to establish a retroactive date for the collection of dues. It was decided that legal council will be contacted for their opinion.

**Hurricane Zeta, October 28, 2020** – The Board reviewed the damages to POA assets, and the estimates received to date. Cathy noted that through September 30<sup>th</sup> we spent \$13,200 for storm repairs from previous storms this summer. This does not include costs associated with the TP cottage removal, storage and return for Zeta, which brings the total to \$16,600+/- . The estimate for Zeta repairs is \$13,000+/- . Cathy reported that we have filed a claim with our insurance provider, and we are waiting for the adjuster to contact us. Cathy noted the Association has wind insurance but not flood insurance as our assets are not insurable for flood. We have a 3% deductible by location so we do not

know as of now how it will play out with our insurance. Cathy noted the revenue from the sale of POA properties were put into CD's and reserve accounts for situations like this. The Board continued to review specific damages and will explore alternatives to remedy & improve each situation.

Cathy asked Mr. Gossett if he had any questions or comments. Mr. Gossett noted that he appreciated and agrees with treasurer Ronnie Sedlak's concerns on the money spent on the cottage at Treasure Point and looking at an alternative. Steven reviewed the utility of having the cottage at the Point, noting that it is used for more than bathrooms. As the Board discussed Mr. Gossett's comments it was noted that constructing a permanent structure is cost prohibitive. It was brought up that perhaps we can have a smaller cottage/ tiny house type building that would house a single bathroom and space for storage and security components. A committee was formed with Martin Miller as chair, Charlie Reymond and Ronnie Sedlak as members.

There being no further business the meeting was adjourned at 6:30

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - The next BOD meeting is scheduled for December 14, 2020 at 5:30 pm inside the PCIGC Banquet Room.