

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–December 14, 2020 Meeting**

**PRESENT:** Cathy Eagan Gill, Nancy Hardenstein, Martin Miller, Charlie Reymond, Kim Reinike, Ronnie Sedlak. Rebecca O’Dwyer via conference call,

**ABSENT:** Ronnie Daniels, proxy to Charlie Reymond, Brittany Scheid, proxy to Nancy Hardenstein

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

The December 14, 2020 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

**Minutes -** Minutes from the November meeting were reviewed and approved. Motion by Ronnie Sedlak, second by Kim Reinike and approved by all present and by proxy.

**Financials-** Cathy noted that the accountant’s computer system went down for 10+ days due to an upgrade and the financials would be forwarded to the Board once completed. Cathy noted that she, Ronnie Sedlak and Martin reviewed and developed a preliminary budget for the 2021-2022 year and would be discussed under new business.

**Collections-** Terie reviewed the collection report for November noting collection of the current year’s due is consistent with prior years at 84.3%. 5 transfers were collected in November and 7 have been recorded in December. One of the 5 collected was a foreclosure where we had taken the property owner to court, won the judgement and subsequently placed a lien on the property. Once a bank forecloses on a property, we can only collect the dues as of that date going forward. The lien is removed from the property and the judgement remains attached to the individuals name and effects their credit. Our monthly average is 10.9 compared to 6 per month average for the 2019-20 year.

**COMMITTEE REPORTS:**

**Covenants -** Nancy Hardenstein noted that while folks are recovering from hurricane Zeta we will need to give folks time to address damages to their homes and yards.

**Member Comments** – Cathy noted member comments received in the office were storm related, such as debris pick-up. Nancy noted that a member who received a covenant violation prior to the storm for having their boat trailer parked in front of their home came in and expressed their gratitude for the covenants committee, acknowledging appreciation for having such restrictions and indicated that is why they purchased in Timber Ridge

**Architectural Review** – AR requests were primarily storm related repairs / replacements. A member sent in a request for a whole house generator and propane tank which was approved.

**Grounds & Maintenance –**

**Pool-** No Report

**Treasure Point** – The cottage has not yet been returned due to the debris and low cable and electric lines effecting passage on the streets. Limestone has been brought in to fill in the washed-out areas. The contractor for the gate has lubricated the chain as it went under water. Charlie reported that it is a mess especially where the asphalt is eroding. He noted that he, Steven and Terie are working on putting together a comprehensive drawing and scope of work to put out to bid to replace the asphalt. Martin asked why we can’t restrict vehicle access beyond the pavilion, especially by the playground. It was noted that there are individuals who have limited mobility who utilize the point for fishing. Steven noted that posts have been installed by the playground to restrict close

access to the playground. He also noted that utility vehicles need access the pole beyond the pavilion.

**Tennis Court – Temporally Closed**

**City Update -** Rebecca reported that Alderman Pickich indicated the City's golf cart ordinance passed and speed limit in certain areas would change and be posted. She noted that Victor and other City officials are frustrated with the debris pick-up process and are addressing it. Cathy suggested that we ask the City to come in February to do a major golf cart registration. Cathy also noted that every year we contribute food for the City's Christmas party. This year they asked for sandwiches rather than a hot dish that we normally supply. The office will handle the order and delivery of the food.

**Security -** Kim & Steven reported that PC Police requested video of suspicious vehicles. It was noted that the police have been contacted by members reporting that there are folks not from the subdivision rummaging through pile of trash on the streets. Kim noted that the City is hiring dispatchers and patrol. Kim noted that it has been relatively quiet; the only concern is children climbing under the fencing at the tennis courts to get it to play basketball. Kim asked that we place a sign saying temporarily closed, no trespassing.

**PCI –** Cathy noted the Club is rolling along and has their Christmas party and breakfast with Santa was last weekend. Cathy reported that Marie Adkins and Gary Bennett have been named the 2021 Mama Mia and Grand Marshall.

**OLD BUSINESS:**

**Community Involvement –**

Nancy reported that as of today we have 14 individuals who have entered the Holiday Home Decorating contest. Rebecca will secure the prizes for the 2 categories.

**NEW BUSINESS:**

**Budget -** Cathy noted that the proposed budget was reviewed by Ronnie, Martin and herself and sent to everyone for discussion and action. She opened the floor for questions and discussion. It was noted that the budget submitted did not include an increase in the dues. A motion to approve the budget as submitted was made by Rebecca O'Dwyer, second by Kim Rienike and approved by all present and by proxy.

**TP Cottage Alternative –** Martin reported he did not have specifics relative to the costs and alternatives. He noted the one he looked at has a men's and women's restroom with a small space between the bathrooms for a hot water heater. His thoughts were to convert the hot water heater area for the security equipment. Discussion followed on the needed utility of the unit to include storage of POA equipment. It was noted that perhaps we can have a single unisex bathroom. Martin will continue to research options and report back.

**Newsletter -** The Board members were asked to prepare a short writ-up for their respective areas for the newsletter that is sent out in January via US Postal service. The newsletter announces the upcoming dues, elections and annual meeting as well as the highlights of each of the board members areas of responsibility.

Martin requested that the Board review the status of the POA lots and consider selling more of the lots in the January meeting.

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 January 11, 2021 at 5:30 pm inside the PCIGC Banquet Room.