

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–January 11, 2021 Meeting**

**PRESENT:** Cathy Eagan Gill, Nancy Hardenstein, Martin Miller, Charlie Reymond, Kim Reinike, Ronnie Sedlak. Rebecca O'Dwyer, and Ronnie Daniels

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

The January 11, 2021 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

**Minutes -** Minutes from the December meeting were reviewed and approved. Motion by Ronnie Sedlak, second by Martin Miller and approved by all present.

**Financials-** Ronnie reviewed the financials noting we are in line with our expenses relative to our general accounts. Expenses for storm repairs are still coming in and will be covered by what was budgeted and funds set aside for emergencies. The budget for 2021 -2022 were approved in December and will take effect April 1, 2021.

**Collections-** Terie reviewed the collection report for December noting collections are typically slow for this time of the year however overall collections for the current year's due is consistent with prior years at 84.5%. 12 transfers were collected in December bringing our monthly average to 10.3.

**COMMITTEE REPORTS:**

**Covenants -** Nancy Hardenstein noted that the covenants committee will be going out in January. We will be emphasizing the need for communication if folks are still dealing with storm repairs. Nancy noted that the office spoke to the property owner on TR Blvd who has the camper in their driveway. The camper was being used while repairs were being made on the home. It belongs to the owner's son who lives in north MS who will be coming into town over the weekend to remove it.

**Member Comments** – The board reviewed member comments which ranged from storm debris pick-up to covenants. Debris pick-up issues were referred to the City and Alderman Pickich.

**Architectural Review** – 2 AR requests were made and approved in the month. Both requests dealt with expanded repairs from the storm. Cathy noted that the lots on Palmwood have sold and the new owners are requesting permission to re-subdivide the three lots into 2 lots. Cathy reminded the board that prior to purchasing the lots, the new owners had requested re-subdivision of the 3 lots to make 3 lots of equal size. The request was denied as stated in our covenants, lots cannot be made smaller. In addition, they have questions regarding our set-backs. The board indicated that AR needs to review the requests. Cathy noted that the only items that have not been passed onto AR have to do with storm repairs with materials in kind or acceptable materials identified in the covenants.

## **Grounds & Maintenance –**

**Pool-** Steven noted the pool maintenance contractors reported that the pool motors are increasingly getting louder and is not certain how long they will last. He indicated that it is a result of them being flooded from Zeta. It was noted that we had 6 inches at the pool. The board discussed the possibility of permanently raising the pumps.

**Treasure Point** – Steven reported the cottage has been returned.

Charlie presented a “RFP” for the asphalt proposal and map of TP for review and adjustments.

**Tennis Court** – Temporally Closed. The Board approved the estimate for storm repairs to the fencing, lighting and gate. Motion to approve the repairs was made by Rebecca O’Dwyer, second by Nancy Haredenstein and approved by; Daniels, Reinike, Miller, Reymond, O’Dwyer and Hardenstein. Voting nay, Sedlak.

**City Update** - Rebecca reported the dilemma the City is running into with debris pick-up. The contractors are only picking up pile of like materials during their scheduled passes. If they are scheduled to pick up limbs and there are household items in the pile the entire pile is not picked up. It was reported that the debris on Poplar Point was delayed due to low hanging wires. MS Power will be trimming trees along the right of ways.

**Security** - Kim reported that early on we had some issues with kids climbing under the fencing at the tennis courts, which has stopped due to the City Police and the POA security patrol has been closely monitoring the area. Kim noted other than that it has been quiet.

**PCI** – Cathy noted the Cupid Classic Golf Tournament is set for February 20<sup>th</sup>. There is discussion on hosting a chili cook-off. Details to follow.

## **OLD BUSINESS:**

## **NEW BUSINESS:**

**TP Cottage Alternative** – Martin presented two options for the board to review. Martin also indicated that he is in contact with another vendor who can build a trailer to suit our needs. The vendor understands our climate and the need to protect the trailer from the elements. To get a hard quote we need to identify the actual square footage needed for storage and supplies. Steven and Martin will review the needed elements before proceeding. Other alternatives were discussed as either temporary or long-term possibilities. They include; keeping or for as long as we have the existing cottage is to charge for events at the point that will off-set our upkeep expenses. Utilize a cargo trailer for storage and security equipment. If someone wants to have an event, they can rent their own portable bathrooms. Utilize a smaller cottage with unisex bathroom and storage for security equipment only. Other POA storage needs would be moved to the pool cottage which can easily be reconfigured to store the supplies.

**Newsletter** - The Board members were reminded to get their articles into the office within the week.

**Elections -** The board reviewed the board election timeline and process. Cathy noted that the 3 members rolling off are Gill, Hardenstein and Reinike. Cathy also noted that Brittaney Schied has submitted her resignation. Brittany was fulfilling the remaining two years left vacant when Joey Niolet resigned. As a result, there are 4 openings to be filled in June. The by-laws call for 2 nominations for each opening. The election committee will be Ronnie Sedlak, Ronnie Daniels(chair), Charlie Reymond, Rebecca O'Dwyer and Martin Miller.

**POA Properties** – Cathy reviewed the list of properties presented to the board. Cathy also outlined the necessary steps in the by-laws to sell an asset. The board followed the process in 2017, first bringing it in front of the membership at the annual meeting. The Board reviewed the utility / usefulness of each of the lots. Discussion followed with the board agreeing that the lots on Henderson / Hackberry where the old POA office once stood is one that could be put up for sale. The 3 lots on Fairway were recently donated to the POA and designated as green space to benefit all POA residents. It was suggested the board set a time limit on developing /using the Fairway lots. If the lots are not utilized in the designated time frame that the POA return them to the original owner or sell them. It was also suggested that we look to have the County reassess them. Martin Miller has agreed to follow up with the County on having the lots on Fairway reassessed.

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 February 8, 2021 at 5:30 pm inside the PCIGC Banquet Room.