

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–February 8, 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.
Ed Denechaud, Ken McLaughlin, Brian Kett – Architectural Review Committee

POA MEMBERS: Luke Delouise, Chase Dardar, Palmwood Dr.

5:00-5:30pm - POA members Luke DeLouise and Chase Dardar met with the board and AR committee to discuss plans to develop lots 1, 2 & 3, Sq 32. Previously, prior to purchasing the owners requested permission to re-subdivide the 3 lots making lots 2 & 3 smaller in order to make lot 1 larger to develop all three lots. This request was denied in the October 2020 meeting. Their current request for re-subdivision is to make lot three larger by 30’ and combine the remaining portion of lot two with lot one to make a total of two buildable lots. In addition, the request for variances to the setback parameters. Mr. DeLouise indicated that he and Mr. Dardar are owners of lots one & two and Mr. Jordan Eagan is the owner of lot three. AR reviewed the submission noting that the plat plan presented was not sufficient to make any decisions. Questions pertained to access from a private road, determination of what is considered the front orientation for each lot and City approvals pertaining to access, fire & safety, and utilities. Mr. DeLouise noted that the very first step for him is to go through the process for re-subdivision with the City and County. In order to do this, they first need POA approval. It was explained to Mr. DeLouise and Mr. Dardar that the AR committee is a recommending body to the board and no action will be taken at the meeting, however they will hear from the POA within 48 hours.

The February 8, 2021 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

AR Committee / Board discussion. (5:30-6:05) Cathy noted that the AR committee has a few items they wish to discuss with the board. The Palmwood development was briefly discussed noting no one has issues with the property owners re-subdividing the three lots into two lots. AR reiterated the need to have a survey / plat drawn to scale showing the drive and footprint for the structure(s) so the setbacks could be determined, noting that if variances were needed and requested, consideration to recommend the variance would be warranted providing all other typical approvals were in line. AR discussed the potential increase of new construction with the minimum 1,600sq ft. in the subdivision, noting that this size may warrant rental property use. Noting that TR is a residential subdivision / neighborhood with significant owner-occupied homes, and we should be aware that this could get out of hand. It was noted that a recent submission for new construction with the minimum square footage is on a large lot. A concern is that a “postage” size home being placed on such a large lot. Consider changes to the covenants with the minimum size of the houses was brought up by AR. A blanket change in the minimum square footage of homes is unreasonable as many lots in TR are small. However, consideration of the size of a home relative to the property size could be addressed in the covenants, ultimately providing a solution to a perceived concern of increased rental properties. AR asked the board to consider regulating the size of a home relative to the lot size. Board members expressed

concerns with such regulations. AR noted they are just a recommending body to the board. Cathy thanked the AR committee for their input, their ongoing efforts and indicated that their suggestion is certainly food for thought.

Minutes - Minutes from the January meeting were reviewed and approved. Motion by Ronnie Sedlak, second by Rebecca O'Dwyer and approved by all present.

Financials- Ronnie noted we have two more months in the current year, and all is in line with our budget. Ronnie noted that our major expenses in January are property taxes and insurance. Motion to approve the financials made by Rebecca O'Dwyer, second by Ronnie Daniels and approved by all present.

Collections- Terie reviewed the collection report for January noting collections are typically slow for this time of the year however overall collections for the current year's dues are consistent with prior years at 85.5%. Several payments came in at the very end of January and were posted in February. No transfers were collected in January however, we have 11 posted in February with some occurring in January but were posted on February 2nd. Our monthly average is 10.3. We collected \$400 in covenant violations nothing on access cards.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein noted that the covenants committee started going out in January sending friendly reminders to folks and follow-ups to pre storm covenants. 15 1st letters went out with 20 resolved. We are getting a lot of folks calling the office stating they are still working on repairs to their homes and requesting more time. It was noted there is an RV on Dogwood that has been there for some time.

Member Comments – Other than folks requesting more time to be compliant there were no other comments.

Architectural Review – As noted above. Three AR requests were made in January, two for new construction and one to extend a drive. All were approved.

Grounds & Maintenance –

Pool- Steven noted the pool maintenance contractor is going to elevate the pump motors 30”.

Treasure Point – Steven reported the motor to the gate was replaced. Charlie, Terie and Steven staked out the area for repairs and additions to the asphalt. Ronnie Daniels mentioned that portions of the boat ramp have washed out causing an uneven surface and possibly a hole. Ronnie reached out to DMR and got three names of reputable vendors who work on marine improvements and would be able to fix it properly. The board asked that the office put up signs warning boaters that the ramp is damaged.

Tennis Court – No update

City Update - No update

Security - Steven reported that he met with the security camera contractor to review damages from Zeta. Kim reported that there still are no leads to disappearance of the Ford 150.

PCI - Cathy noted the Cupid Classic Golf Tournament is set for February 20th. Music to follow with a nacho bar. The Italian Open is May 17th. IO Socials begin on March 12th and continue every Friday until the Open.

Community Involvement

Nancy reported that the POA & PCI will be teaming up for the Spring Clean-up, date TBD. Nancy shared that while folks are cleaning up their yards the vacant lots and right of ways remain cluttered with trash. She asked each individual board member to be pro-active and visible during the clean-up. Ronnie Daniels offered his trailer to help pick up bags and larger items. Discussion around how to get the owners of vacant lots that have not been developed to clean up the debris and downed trees. Charlie mentioned the Isles HOA contacted their individual owners with a list of 2 vendors and told them to clean-up their lots.

OLD BUSINESS:

NEW BUSINESS:

TP Cottage Alternative - Martin informed the board he continues to research options. He noted he has taken the diagram Steven provided and is getting quotes. He researched other options provided by board members to find that many of the companies make portable storage buildings but not mobile trailers.

Hurricane Zeta - Terie reported that after several calls to our insurance company and agent we finally received some preliminary information. The report is being reviewed noting that they do not cover downed trees and they depreciated all other items. Steven continues to work on getting together the repairs list for the security cameras.

Elections - Ronnie Daniels noted the committee has identified 6 or more potential property owners interested in running for the 2021-2022 BOD. The office has sent each individual member information regarding the roles and an application to apply.

POA Properties - Martin noted he has been in contact with the Harrison County Tax Assessor and City who indicated that if the lots are deed restrictive then the potential of having the taxes reduced exists. Martin also shared that he reviewed the deeds to the Fairway properties noting no where in the deed does it indicate any restrictions or special use tied to the properties. Martin asked that the properties be reviewed at next month's meeting and strongly suggested that the board put them up for sale.

Agenda Items - Cathy reminded the board if they have an item they would like discussed at a meeting they need to ask to have it placed onto the agenda no later than the Friday before the board meeting. She indicated that in doing so the office can review prior communication on the topic so the board can be efficient with their time.

There being no further business the meeting was adjourned at 6:50

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is scheduled for March 8, 2021 at 5:30 pm inside the PCIGC Banquet Room.