

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–April 12, 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 and Terie Velardi– POA Staff.

The April 12, 2021 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

Minutes - Minutes from the March 8, 2021 meeting were tabled until next month.

Financials- Ronnie noted that despite the expenses for storm repair exceeding its respective budget we are finishing up the 2020-21 fiscal year under budget. We have additional expenses for storm repairs and are looking forward to some capital improvement projects at the point for the boat ramp and asphalt and possibly a basketball court alternative. Cathy noted that the depreciation is higher than budgeted as the accountants accelerated depreciation for the prepayments and budget for boat ramp repairs and to the tennis court. Other income reflects the credit for the employee Covid payment from last year. A motion to approve the year end financials was made by Rebecca O’Dwyer, second by Ronnie Daniels and approved by all present. (Miller not present for vote)

Collections- Terie reviewed the collection report for March noting that typically we finish the year collecting 87% for the current year. This year are at 86% but anticipate making that up in the early part of the next year. Collections for previous ears is consistent with previous years. We budgeted for 58 transfers for the year and collected 127 or 46% increase. The increase revenue has helped with the storm repairs keeping us below budget overall. Access cards were down significantly as, due to Covid we did not deactivate cards at our typical time frame. Covenant assessments are also below our norm due to hurricane Zeta.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein noted that we sent out 11 1st time “friendly reminders”, 4 second that equate to \$100 assessments per violation. 6 were resolved. Folks continue to keep us informed on their storm repairs and the delays they are experiencing in coming into compliance.

Member Comments - The Board reviewed member comments approving multiple requests for payment plans.

Architectural Review - 2 sets of plans for new construction that were pending from last month were approved. The ARC had expressed the size of the contractor signs, noting that the maximum size is 18” x 24”. The covenants were reviewed and confirmed with the POA attorney that the covenants state contractor signs do not have to adhere to this size. The presence of info boxes being placed on lots advertising their properties was discussed. The Board agreed they are acceptable providing they are maintained and do not create a mess on the lots.

Grounds & Maintenance – Steven reported that the culvert for the POA lot on Royal has been delivered and we are waiting for the City to install it. Steven also noted that the City pumped out chunks of concrete from the street drain at the corner of Basswood and Baywood which opened the drainage for Treasure Point Road.

Pool- Steven noted the pool maintenance contractor has elevated the pump motors 30". Steven noted that as a result of the pumps going under water are running hot. The pool contractor provided two quotes; one for repairs/rebuild with no warranty for \$1,173 and another quote for new motors with a 2-year warranty for \$1,459. A motion to purchase new motors with the warranty for \$1,459 was made by Rebecca O'Dwyer, second by Ronnie Daniels and approved by all.

Treasure Point – Steven reported that Step Above was given the contract to repair the boat ramp and has brought in a couple of loads of larger sized limestone as a stop gap measure. Steven placed markings on the docks as a guide. Step Above indicated that they have sent the application for the repairs to DMR and once they hear back, they will be able to schedule the repairs.

Tennis Court – No update

City Update - Rebecca noted that the City continues to work on drainage repairs in the subdivision.

Security - Kim reported that it continues to be relatively quiet. Speeding remains a major concern, especially on Royal during the before and after work time. Kim noted that the PC Police have been very responsive.

PCI – PCI is hosting the first annual crawfish cook off this coming Saturday. The Italian Open is May 17th. IO Socials continue every Friday until the Open. Nancy noted that the POA sponsored IO social on April second, Cathy Rebecca, Nancy and Terie participated.

Community Involvement

Nancy reported that the Community Spring Clean-up was a huge success. Previous years it was two or three people. This year there were 30+ individuals and families participating. The energy was palpable, as we continued through the day more families and individuals came out to participate. A big shout out to Charlie Reymond for donating his trailer and staff to pick up larger branches and other items. Additionally, MS. Power donated water and safety vests and Harrison County Beautification donated plastic bags. Mike Sutherlin with a trailer who filled in for Ronnie D. Stan Gill for cooking the hot dogs. Cathy noted that the City registered 23 golf carts during the day.

OLD BUSINESS:

NEW BUSINESS:

TP Cottage Alternative – Tabled

Hurricane Zeta – Terie reported that we at least four weeks out for the tennis court repairs. The materials have been ordered and noted they can come out prior to this time to frame up the fencing, take down the existing fencing and leave the court open. The consensus was to have it done all at one time. The subsequent claim on the security cameras was denied as the contractor indicated that it was caused by a power surge which is not covered.

Tennis Courts - Cathy noted that we approved the repairs to the tennis courts in January. We have subsequently requested a quote to place 16” fencing at a 45-degree angle to the top of the existing fence for \$10, 552. The additional fencing would not be stretched as tight as it would be on horizontal plane. The Board discussed other possibilities, perhaps pouring a slab adjacent to the tennis courts, and moving two of the basketball goals. Charlie will provide Martin with contractor’s names to pursue.

Elections - Ronnie noted the deadline for members to add their names is April 14th. Currently we have 7 candidates interested and 5 individuals have turned their bios in.

POA Properties – Martin reported that he spoke with the previous owner and noted that they probably will are not opposed to the POA selling the lots. Martin asked why the POA would not consider selling the lots on Royal as they are beautiful. Members of the Board indicated that there is potential future use for the lot that would benefit the entire subdivision, whether it being a location to store the cottages during storms or future recreational activities. No action was taken.

Basketball Court Alternative – Martin reported that he has been in touch with American Tennis on a quote for a separate court adjacent to the tennis courts. Martin also indicated he was working on receiving two additional quotes on a 30’ x 60’ concrete slab.

Architectural Review Committee Opening – Cathy noted that Ed Denechaud has moved and resigned his position on the committee. Board members came up with possible replacements. The office will prepare a summary of the ARC process and reach out to the individuals.

There being no further business the meeting was adjourned at 7:00

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for May 10, 2021 at 5:30 pm inside the PCIGC Banquet Room.