

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–May 10, 2021 Meeting**

- PRESENT:** Cathy Eagan Gill, Nancy Hardenstein, Martin Miller, Kim Reinike, Ronnie Sedlak, Rebecca O’Dwyer and Ronnie Daniels
- ABSENT:** Charlie Reymond proxy to Martin Miller
- OTHERS:** Steven Hammons, Misty Dienes and Terie Velardi– POA Staff.
Brian Kett and new ARC member Mike Morgan – Architectural Review

The May 10, 2021, TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm. Cathy introduced Mike Morgan to the board as a new member to the architectural review committee.

- Minutes -** The minutes from the March 8th and April 12, 2021, meetings were reviewed. Martin Miller noted he was not present for the vote on the financials in the April meeting. A motion to approve both sets of minutes, noting director Miller’s absence was made by Rebecca O’Dwyer, second by Martin Miller and approved by all present and by proxy.
- Financials-** Ronnie noted that financials are straight forward as expenses are in line. We finished the 2020-21 year under budget. A motion to approve the financials was made by Rebecca O’Dwyer, second by Kim Reinike. voting yea; O’Dwyer, Reinike, Sedlak, Hartenstein. Voting nay; Miller and Reymond proxy
- Collections-** Terie reviewed the collection report noting that with the pre-paid dues for March and what was collected in April totals 63% of the total dues billed for the year. Relative to prior years we collected 4% more than in 2020-21, 2019-20, 2018-19 and 18% higher than 2017-18. Terie also noted that we had 8 properties combined which reduces the total number billed. We collected \$5,000 for previous years, \$238 in finance charges and \$200 in convenience fees associated with online credit card payments. The convenience fees essentially are a wash. Whatever is charged for using the online service is passed onto and collected from the member. We collected 9 transfer fees. Seven access cards were either reactivated or replaced. \$700 was billed, \$100 waived and \$100 collected for covenant violations.

COMMITTEE REPORTS:

- Covenants -** Nancy Hardenstein noted that we sent out 9 1st notices “friendly reminders”, 6 second and 2 - 3rd notices were sent. 9 were resolved. Folks continue to keep us informed on their storm repairs and the delays they are experiencing in coming into compliance.

- Member Comments** – Misty reviewed the member comments, noting that a contractor contacted the office to say they got hit hard from theft and are installing security cameras. Members called to complain about a derelict home on Pinewood. Subsequently the property owners and the office contacted the City building department. A member contacted the office indicating they no longer wanted to pay the dues on some lots they own, they were planning on letting them going for taxes. He was informed that the POA would proceed collection action in court. Subsequently, he wanted to quitclaim the lots to the POA. The member was informed that the POA would not accept the quit claim, donation

or any form of ownership of the lots. The property owner subsequently paid the dues on the properties in question.

Architectural Review – 2 sets of plans for new construction that were approved. A member asked if prior to building their residence if they could build a double garage on the lot. They were informed that they would need to submit a site plan identifying where all of the improvements would be located, typically the residence would need to be constructed first and that they should contact the city regarding the site elevation to see if an at grade garage could be built. A home on Dogwood submitted a request to install solar panels. After discussing the plans with AR and making a few adjustments the request was approved. A request for a replacement fence was approved.

Grounds & Maintenance –

Pool- Steven noted the pool maintenance contractor has elevated the pump motors 30". The chairs at the pool are out and accessible for member use.

Treasure Point – Public works dumped 4 loads of sand at Treasure Point. Charlie called the office during the day and reported he spoke to Don at Step Above who indicated the scheduling of the repairs to the boat launch will not be before July.

Tennis Court – American Tennis cut a water line when replacing the damaged fence.

City Update - Rebecca spoke with Alderman Pickich who is working with the building department on the derelict house on Pinewood and on Hackberry.

Security - Steven noted that he was unable to provide the Police with any useful information regarding damage to a vehicle at the school parking lot. Steven also praised one of our off-duty officers who went above and beyond to unplug a stopped-up toilet and clean the bathroom. Kim reported that it continues to be relatively quiet, however two bikes were stolen. One was returned and one was not.

PCI – PCI is hosting the Italian Open this coming Saturday, May 15th.

Community Involvement – No report

OLD BUSINESS:

TP Cottage Alternative – Martin reported that he has a quote for a cottage with our specifications for \$38,000. One that is three feet shorter for \$19,000. Martin noted that he would need to get together with Steven to discuss.

POA Properties – No Report

Elections - Directors Hardenstein and Eagan-Gill left the room while the committee discussed the ballot, specifically a member who expressed interest in running and provided their bio but has yet to resolve a covenant issue. The committee unanimously agreed that if the property owner is not compliant with a covenant than they are not eligible. Ronnie

noted we have 9 individuals who are eligible and will be placed on the ballot. The ballot and bios are scheduled to go out by the end of the week.

Basketball Court Alternative – Cathy reviewed the POA investment into the tennis courts in 2018-19. The project included resurfacing and releveling of the court. Lines for tennis, pickleball and limited basketball. 4 basketball systems. New LED lighting, New fencing to a 10' section. New SK-Net gate reader plus miscellaneous items such as benches, trash receptacle and enhanced parking area. The investment to the courts was \$56,000 and a total investment of \$63,000+/- . Damages to the court from Hurricane Zeta was \$7,300+/- . Over the past months there was a lot of discussion of moving the basketball courts to areas adjacent to the tennis court. The only viable area is between the tennis court and the swimming pool which is at least two feet lower than the tennis court. Any of the areas would need to be further developed with fill and a viable court surface. A recent estimate from Am. Tennis is \$30,000. Cathy noted that she cannot justify spending another \$30,000. An alternative would be to either remove or disengage the card reader allowing free access. Further discussion and questions amongst members included the merits of leaving the gate unlocked. Wanting to know what the estimate included. What are the cost for the repairs to the court since it was redone (previously identified)? How to best protect the community assets. Removal of the basketball courts completely. A motion to leave the gate unlocked for open access on a trial basis was made by Rebecca O'Dwyer, second by Nancy Hardenstein approved by: Rebecca O'Dwyer, Nancy Hardenstein, Martin Miller, Ronnie Daniels, Kim Reinike. Voting against the motion was Ronnie Sedlak. The board discussed monitoring the court usage in 30 days once it reopens.

There being no further business the meeting was adjourned at 6:45

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on June 13, 2021 at 1:00 pm inside the PCIGC Banquet Room.