

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING – June 13, 2021**

The Annual meeting of the Timber Ridge Property Owner's Association was held on June 13, 2021, at 1 pm inside the PCI Golf Club. The meeting was called to order by President Cathy E. Gill at 1:00 pm. 19 members were in attendance.

**Board Members** Present: Cathy E. Gill, President; Nancy Hardenstein, Vice-President, Covenants & Community Involvement; Rebecca O'Dwyer, Secretary; Ronnie Sedlak, Treasurer Pool/Tennis Court; Kim Reinike, Security; Ronnie Daniels, Grounds & Maintenance; and Martin Miller, Capital Improvements

Absent: Charlie Reymond, Treasure Point

**POA Staff** – Misty Dienes Office Staff; Terie Velardi, Office Manager & Steven Hammons, Handyman.

Cathy E. Gill welcomed TRPOA members and introduced the board and staff. Cathy asked members who have questions to fill out the questionnaire card, leave it with the staff and the questions will be addressed as we cover the specific areas the questions relate to. Cathy acknowledged that there are 4 positions; 3 three-year terms and 1- one-year term on the board that will be filled as a result of the recent elections that will be announced at the conclusion of the meeting.

Cathy reviewed the past year noting that it was unbelievable, from bad to good and in between. Ranging from COVID to storms to damaged POA facilities to exceptional community involvement during the holiday home contest and clean-up. Cathy reminded everyone that the board consists of volunteers who together stepped up to ensure actions taken by the board were in the best interest of the community. Noting the highlights Cathy shared that the board budgeted for 58 transfers and collected on 127, averaging 10 transfers/month, a 46% increase. The first two months of 2021-22 we averaged 9/month. With the increase in transfers came an increase in the number of homes being built. Cathy thanked the architectural review committee, also volunteers who review plans for all improvements to a property.

In 2017 the POA membership voted to allow the POA to sell 6 waterfront properties. The POA sold two of its properties in 2020-21. Previously 3 of the 6 lots were sold and the last one will close in the middle of June. All of the funds from the sales of POA lots has been placed into reserve accounts. The board monitors where the best interest rates are; CD's or HIMMA accounts. The monies are set aside for unexpected emergencies.

We had numerous storms this past year, costing the POA \$27,000 over the year. 25% of that was covered by insurance. Most of the damaged received was due to flooding which was not covered by insurance. We have taken measures to mitigate future storm damage by raising the pool motors as high as feasible. The additional funds collected from transfers helped offset the storm expenses.

At Treasure Point we were about to embark on repairing the asphalt when we discovered damage to the boat ramp. We received two bids for the repairs; one was for \$130,000 and the other was \$31,500 from a local marine contractor. A large hole was discovered and has been filled with large rock as a stop gap measure. We have contracted with the local marine contractor who like everyone is back logged from storm damage. As of now we anticipate they will be available sometime in July. In the meantime, we placed red stripe on the deck boards indicating caution. It seems to be functioning, but we suggest using it with caution. The asphalt project has been placed on the back burner until the heavy equipment needed to repair the boat ramp is no longer needed.

The tennis basketball courts were closed for due to Zeta. There are a few items left to be repaired to be fully functional.

Cathy noted that between the use of the cameras, utilizing off-duty Pass Police officers to patrol the subdivision at varied times and working closely with the police department. our security operations are working well. Kim Reinike reported that the majority (90%) of our issues are with minors. Our cameras have been most useful in identifying the individuals. The offenses range from vandalism, breaking into Steven's space and stealing candy bars, to climbing the fence at the tennis court. The Police have been involved with the theft of two bicycles. One was recovered, one was not. As far as major crimes that are happening all over the County, armed robbery, meth etc. We have been fortunate thus far not to have it in TR. Our arrangements with the off-duty police officers are working well. We have several different officers patrol TR at varied times in their own cars. Some have arrest authority, and all have police radios. There is no set schedule so no one can predict when they are present. Cathy thanked Kim for his leadership and time on the board. He has served 6 years and is taking some time off but will continue to work closely with the board on security concerns.

Cathy reported that the pool opened this year on Easter weekend. She reminded folks that children under 15 must be accompanied by a responsible adult. Kids between the ages of 15-18 may utilize the pool without adult supervision but they cannot bring guests. In the beginning we had a few staffing issues with lifeguards but now have a full staff on hand.

Nancy reported on community involvement, noting that the board and office work closely with PCI, the Diamonds and other community entities to provide fun family-oriented activities. In January of 2020 we developed a yearlong calendar that addressed many activities, but COVID changed that. Nonetheless, the community resilience and spirit prevailed. Two days after Zeta struck the Halloween Trunk or Treat event took place under the clubhouse. The Holiday Home contest was a success and the spring Community Clean-up, "Let's Talk Trash" saw a lot of folks signing up and even more coming out of their homes that day to participate. It was truly a community event. PCI cooked hotdogs under the clubhouse for participants. Pass Police had someone here to inspect and register golf carts. MS Power provided water and safety vest. Harrison County Beautification provided trash bags and All Seasons Lawn Maintenance drove around and picked up trash bags and large & small items. The POA provided special t-shirts to those who signed up early and trash grabbers. We plan on doing it again and invite everyone to participate. A question regarding the status of the POA website, specifically the calendar and if the POA actively responds to NextDoor comments. Cathy reported that the calendar may not be current and will be addressed. With respect to NextDoor comments, no one board member speaks on behalf of the board. Individuals may respond on their own accord. The member was asked if they would like to be the guardian of NextDoor. The member graciously declined the invitation.

Nancy addressed a question regarding covenants. "How many covenants are acted on each month" Nancy explained that it is an ongoing process and there are several steps to the process. First, we identify the issue and ask that it be addressed. Many are resolved immediately, and others are given subsequent letters with fines that incrementally increase with each letter. Overall, on an average 30 violations are dealt with each month.

Treasurers Report - Treasurer, Ronnie Sedlak noted that the Timber Ridge POA is as financially sound as any organization he has worked with. The POA board diligently monitors its expenses and tries to reduce them wherever possible. We consistently require bids on projects that are not part of our normal activity. With all the issues, COVID, storms etc., we dealt with over the past year we still came in under budget. Our insurance covered 25% of the damages from all storms and the other 75%, approximately \$19,000 was covered without dipping into our reserve accounts.

Election Results- Ronnie Daniels served as chair of the nominating committee. He reported we had a really good turn out for folks willing to run this year. Everyone on the committee pitched in to secure the slate. We had 9 individuals who ran which speaks volume for community involvement.

Timber Ridge as a whole, we have 930 individuals representing 1158 lots. 700 members or 75% of the total number of members were in good standing and sent ballots. 139 ballots representing 186 lots or 20% of those receiving ballots were returned. This year we have 4 opening, 3 three-year terms and 1 one-year term. After counting the votes, the top three candidates receiving the most votes will serve three-year terms. They are Cathy Eagan Gill, Nancy Hardenstein and Matt Schultz. The person receiving the next highest number of votes will serve the one-year term. That person is David Amoss. I would like to thank all those who ran for the board and those who took the time to cast their vote.

There being no other business the meeting was adjourned at 1:45 pm