

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–August 9, 2021 Meeting**

PRESENT: Cathy Eagan Gill, Rebecca O’Dwyer, Ronnie Daniels, Charlie Reymond, David Amoss, Martin Miller, Matt Schultz, Ronnie Sedlak and Gretchen Thibeault.

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

The August 9, 2021, TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

Minutes - The minutes from the July 12th meeting were reviewed. A motion to approve the minutes, was made by Rebecca O’Dwyer, second by Ronnie Sedlak and approved by all present and by proxy.

Financials- Ronnie Daniels reviewed the financials for July noting we are in line with our budget. A motion to approve the financials was made by Rebecca O’Dwyer, second by Ronnie Daniels and approved by consent, Abstention-Miller.

Collections- Terie reviewed the collection report noting that we are 4% above last year’s collection for the same time period. Prior years collections are twice the amount of the average for the previous 3 years. We collected \$167 in finance charges, \$35 in convenience fees associated with online credit card payments. In July we had 12.9* transfers bringing the monthly average to 12.75 per month. (* .9 transfer due to payment plan on tax sale acquisition). Thirteen access cards were either reactivated or replaced. In July we waived \$250.00 in covenant violations; none were billed.

COMMITTEE REPORTS:

Covenants - Misty and Cathy reviewed the covenant spreadsheet and process with the new members. Cathy reviewed the policy on covenant assessment fee structure including the sequence of letters sent. Board responsibilities relating to the covenant compliance committee were discussed and accepted. Terie reported an update on 100 TR Blvd noting that the property is under custodial care and that HUD has not yet taken it over. The contract the custodial company is in negotiation with HUD to extend their maintenance contract, which means we will see a delay in the basic maintenance of the property. The principal indicated that they did not expect a long delay and once the contract is renewed, they would pursue avenues to clean-up more than just the lawn. Since HUD is not the owner, they cannot remove anything from the property, but they may be able to place any lose items in the existing storage building. Rebecca reported she spoke to Alderman Pickich on the status of the property on Pinewood. He indicated that property owners have a building permit to make repairs to the outside. There is no hold up from the city. He also indicated the property is tied up in a lawsuit. Victor also said that a church group is assisting the homeowners on Hackberry.

Member Comments - Misty reviewed the member comments, noting that a property owner called saying her dog swallowed a fishhook while running inside Treasure Point and asked that additional trash receptacles be placed with signs. The board suggested that the when the trash receptacles normally kept at the pavilion is not in use be secured further out on the point. Another member called regarding farm animals, chickens, roosters

and possibly a goat in Timber Ridge. After further review the staff identified the property and was in touch with the property owner who was renting their home. They indicated that the animals would be removed as will the tenant. A member called the office to report possible vandalism on a property. While walking their dog they noticed windows had been broken. The office contacted the owner who indicated that the damage was from Zeta in October 2020 and he has been waiting for his contractors to install new windows.

Architectural Review –

Six requests for architectural review were submitted in July. Three were approved including a request for new construction on Ridgewood. The other two were for fences. The three open projects are under review by the ARC. ARC has asked that when property owners are considering new construction that they include whether they are planning on adding any fill; how much will be added, how will it change the elevation, and to ensure that the fill will not adversely affect the neighboring properties by ensuring drainage is to the public street or to the waterway. The office has included this request with all new construction submissions.

Grounds & Maintenance –

Pool- Steven reported that both sets of steps to the pool are in need of being replaced. Over the last few years individual steps had been replaced. The current steps are original and were installed prior to converting the pool to saltwater. The pool contractor indicated that the salt has had an adverse effect on the anchors where the steps are no longer supported. The pool contractor provided a bid with an estimate of \$2,500 if there no issues with the anchor sleeves. A motion to replace the pool ladders allowing up to \$3,000 was made by Rebecca O'Dwyer, second by Matt Schultz and approved by all.

Treasure Point – Charlie reported that Step Above contacted us saying they were ready to begin within the next week. After discussing the timeframe for the repairs, Step Above said the ramp would be closed for three weeks. Three weeks would bring us through Labor Day. We instructed them not to start until after the Labor Day weekend. Alternate boat launches were identified as Henderson Point, south of the BSL bridge. The pass harbor and Merlin Necaise – Wolfe River.

Tennis Court – American Tennis completed the repairs to the tennis court caused by Zeta.

City Update - Pinewood update covered under covenants

Security - PC Police asked for video coverage regarding break ins to vehicles. It was noted that the vehicles may have been unlocked. Steven reported that due to water infiltration from Zeta that some security cameras are now being affected. He provided a bid proposal for trouble shooting and repairs for \$5,535 to the board from our security camera contractor. The board discussed the proposal and acknowledged the importance of the cameras to the overall security aspect of the POA. A motion to move forward and approve the proposal was made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all.

PCI – PCI is hosting a shrimp boil contest this Saturday 1:00-6:00.

Community Involvement – Gretchen reported she would be sitting down with Nancy Hardenstein on the 20th to review prior years activities.

OLD BUSINESS:

TP Cottage Alternative – Last month the board discussed acquiring a trailer larger than the 8' x 16' that was originally presented. Charlie reviewed the cost of the 8'x 16' and presented the costs for 8' x 18' and 8' x 20'. The cost of the 18' and 20' length trailers are the same as the raw material comes in 20' lengths and just cut to meet the 18' length. The difference in cost for a 16' length and 20' length is under \$400. The board reviewed the cost of a larger trailer and will continue to research additional vendors. Ronnie Daniels and the office will seek out additional quotes. Steven will provide a layout of the proposed cottage and Cathy will seek out quotes to build the cottage on a larger frame.

NEW BUSINESS:

Pool – Ronnie Sedlak presented the board with a list of upgrades and estimates to the pool. Permanent umbrella stands – 6 @ \$100. Additional fountain - \$50. Additional umbrellas – 4@ \$100+ and repaving the drive – approx. 3,100 sq' @ \$2.25 per sq ft. Replace dead vegetation - \$1,500 +/- The total cost is \$10,000. The board discussed each item and voted to move forward with the permanent umbrella stands. Motion made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all with Charlie Reymond abstaining. The asphalt project will be considered with the asphalt project at Treasure Point. Umbrellas and fountain will be considered for the next season. Replacing vegetation will be reviewed latter in the fall.

Covenant Compliance Subdivision Areas - The board reviewed the map of the subdivision, and each board member was assigned an area of focus. Rebecca O'Dwyer will provide a map with each board members area identified.

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 on September 13, 2021 at 5:30 pm inside the PCIGC Banquet Room.