

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 11, 2021 Meeting**

- PRESENT:** Cathy Eagan Gill, Rebecca O’Dwyer, Ronnie Daniels, Charlie Reymond (5:37), David Amoss, Martin Miller, Matt Schultz, Ronnie Sedlak and Gretchen Thibeault.
- GUEST:** Gordon Gossett, Sycamore Dr.
- OTHERS:** Steven Hammons and Terie Velardi– POA Staff.

The October 11, 2021, TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

- Minutes -** The minutes from the September 13th meeting were reviewed. A motion to approve the minutes, was made by Rebecca O’Dwyer, second by Matt Schultz and approved by all present.
- Financials-** Ronnie Daniels reviewed the financials for September noting we are in line with our budget. A unanimous motion to approve the financials was made.
- Collections-** Terie reviewed the collection report noting collections are up overall, current year and previous years dues. We are at 86% for the current years dues which is the same for the complete year for 2020-21 year. Prior years collections continue to be at 2 ½ times greater than the amount of the average for the previous 3 years. The increase in collections reflect multiple strategies including an increase in payment plans. We collected \$444 in finance charges, \$81 in convenience fees associated with online credit card payments. In September we had 9 transfers bringing the monthly average to 11 per month. Six access cards were either reactivated or replaced. In September we billed \$550, waived \$350 and did not collect any covenant violations assessments. Terie reported that a member replied to final/court pending letter asking if they could work off their debt in lieu of cash payments. It was noted that the member owns a pressure washing/painting and tree service businesses. The members paid \$200 towards their outstanding balance as a good faith measure to avoid court action. The board reviewed their overall account including payment history and noted that in addition to past dues and associated finance charges the member has outstanding covenant violations. The board discussed the payment in trade option and concluded that it would set a precedence that is not prudent to the overall POA operations. The board agreed that they would accept a payment plan with specific parameters including the right to pursue legal action if the payment plan agreement was not met at any time.

COMMITTEE REPORTS:

- Covenants -** Cathy reviewed the covenant spreadsheet for the last month. Members were reminded to review last month’s submission for recurring violations. The board reviewed individual properties of concern. For members who are non-responsive the board discussed filing liens on the properties in question. Cathy again reminded the board to review the list and report what violations in their area are resolved or continue to be in violation and send their list to Misty.

- Member Comments** –Member comments were reviewed by the board. Several pertained to the closing of the boat ramp for repairs.

Architectural Review –

Six AR projects were reviewed; two were closed and 4 remain open. Martin will follow up on the open projects that are nearing or at risk of reaching the 45-day time limit.

Grounds & Maintenance –

Pool- Steven reported the commercial ladders have been delivered. The contractor is securing stainless steel mounts and will complete the project at that point. The 7 holes have been drilled for the umbrellas. The hydraulic door closure for the gate was replaced.

Treasure Point – Steven reported that the marine contractor has started on the new boat ramp. The first slab has been pored and pushed into place. The second phase has begun.

Tennis Court – No report

City Update - Rebecca noted she spoke with Alderman Pickich who indicated weather pending, that all the potholes would be filled & patched by the end of the following week. The City hopes to resume cutting the right of ways within the next week. Drainage on Fairway & Fernwood was unclogged after Hurricane Ida. Repairs to the Pinewood and Hackberry properties have either started or are to begin soon. The City is addressing the property at the corner of Fernwood and Kelly cove the open culvert was filled in by the tree service contractor to get their equipment on to the lot and did not remediate at the culvert when leaving. Charlie noted that the same vendor is working on other lots in the subdivision and has not come back to resolve the issues. The board was asked to report all properties that still have slabs from Katrina to the office. The list will be sent to the City for action. Rebecca supplied the other members with the City’s slab ordinance.

Security - Steven followed up with our security camera vendor / technician regarding the loose ends noting they will be back to tweak a few cameras.

PCI – PCI is hosting a poker run this weekend starting at 5:30 with entertainment under the club house at 7:30. Breakfast with Santa coming up

Community Involvement – Gretchen reported she will be meeting with the Diamonds to discuss the Halloween Trunk or Treat under the club house & Hayride. The POA will supply candy and hot dogs for the kids. Gretchen discussed the community clean-up, November 13th. Noting the t-shirts will be neon yellow.

OLD BUSINESS:

Cottage Maintenance/Repairs – The board reviewed and discussed maintenance and repair costs to the cottages. The board reiterated their interest in finding an alternative to the existing cottage at Treasure Point and felt the cost to maintain would be better utilized towards an alternative. It was suggested that wheel covers are added to the cottage at the pool.

TP Cottage Alternative - Members of the board continue to research the details of finding a suitable solution. No action takes.

NEW BUSINESS:

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 November 8, 2021, at 5:30 pm inside the PCIGC Banquet Room.