

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 13, 2021 Meeting**

- PRESENT:** Cathy Eagan Gill, Rebecca O’Dwyer, David Amoss, Martin Miller, Matt Schultz, Charlie Reymond and Ronnie Daniels.
- ABSENT:** Ronnie Sedlak – proxy to Martin Miller; Gretchen Thibeault-proxy to Rebecca O’Dwyer
- OTHERS:** Misty Dienes, Steven Hammons and Terie Velardi– POA Staff.

The December 13, 2021, TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

- Minutes -** The minutes from the November 15th meeting were reviewed. A motion to approve the minutes, was made by Rebecca O’Dwyer, second by David Amoss and approved by all present and by proxy.
- Financials-** Ronnie Daniels reviewed the financials for November noting everything is in order and we are in line with our budget. Financials were approved by general consent.
- Collections-** Terie reviewed the collection report noting collections continue to be up for the current, year and previous years dues. We are at 89% for the current years dues which is the same or greater for the complete prior years. Prior years collections continue to be 7-13 thousand dollars greater than the amount of the previous 4 years.

The increase in collections reflect multiple strategies including an increase in payment plans, auto drafts and court action letters. We collected \$388 in finance charges, \$11 in convenience fees associated with online credit card payments and \$71 in court fees. In November we had 4 transfers bringing the monthly average to 9.5 per month. No access cards were either reactivated or replaced. In November we billed \$500 and collected \$100 for covenant violations assessments.

COMMITTEE REPORTS:

- Covenants -** The Board reviewed the covenant violations. Primary issues pertain to overgrown gravel drives, parking on non-driveways or not behind the front sill of the homes and ongoing condition issues of select properties. Maintenance and cleanliness of construction sites was discussed. Misty explained that the office communicates with the property owner, and it is their responsibility to ensure that their contractors address the concerns. The member who placed a sheet of plywood as a fence on their property line to protect their plants has submitted plans to AR and the Board for a privacy fence to be installed between the front & rear sills of the home. The request was approved, and the property owner has been in touch with the office on the timeline for their contractor to install the fence.

Member Comments –Member comments were reviewed by the board. A member expressed concerns about the neighbor’s dog barking every time they are outside in their yard. It was suggested that a friendly reminder be sent to the property owner in question regarding the concern. The member reporting the issue was told to communicate with the City.

Architectural Review –

The board reviewed open requests. The question of roof pitches on porches was discussed. It was noted that the covenants state a 7/12 roof pitch, AR and the board have, in the past worked with property owners on the pitch of dormer, porch and non-primary roofs.

Grounds & Maintenance – Steven reported that the Christmas garland was hung on the signs at the three entrances.

Pool- No Report – pool closed November 1 for the season

Treasure Point – Steven reported that the marine contractor has poured all three slabs for the new boat ramp. It was reported that a very large boat experienced issues when backing down to the very end of the boat ramp. The board discussed the need to have the gaps to the sides of the ramp filled in.

Tennis Court – No report

City Update - It was reported that the city cleared a wider ROW path at the corner on Fairway. Cathy mentioned she spoke with the Chief about the digital speed limit sign not working consistently.

Security - The board discussed the bid and need to replace 4 cameras. After a lengthy discussion the board asked Steven to move working cameras to the voided area.

PCI – The Diamonds are hosted Breakfast with Santa this past weekend and was a huge success. The Club is hosting a New Years Eve party

Community Involvement – Cathy reported that clean-up was a great success. Twenty-five to thirty folks participated including Alderman Pickich and Trey McKnight from the Harrison County Beautification Commission who supplied us with trash bags and gloves. T-shirts were given out all participants. Mississippi Power supplied water. The POA provided hot dogs and drinks as well as trash grabbers. Cathy also reported that the Halloween Trunk or Treat event was successful and well attended. Cathy encouraged board members to participate in the Holiday Home Decorating Contest in December.

OLD BUSINESS:

TP Cottage Alternative - The board reviewed the specifications and quotes for a flatbed trailer. The original quotes were acquired in August. Terie reported that we have asked for updated quotes from the three vendors. The vendors indicated that due to material supply issues delivery is 3-6 months out. A motion to allow the officers to order the trailer and spend up to \$10,000 was made by Martin Miller, second by David Amoss and approved by all present and by proxy.

NEW BUSINESS:

There being no further business the meeting was adjourned at 6:40

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is on December 13, 2021, at 5:30 pm inside the PCIGC Banquet Room.