

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–January 17, 2022 Meeting via Zoom**

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

Due to illness of board members and out of an abundance of caution the January 17, 2022, TRPOA Board of Directors meeting was held via zoom. It was called to order by President Cathy Eagan Gill. at 5:30pm.

Minutes - The minutes from the December 13th meeting were reviewed. A motion to approve the minutes, was made by Rebecca O’Dwyer, second by Matt Schultz and approved by general consent.

Financials- Ronnie Daniels reviewed the financials for December noting everything is in order and we are in line with our budget. Financials were approved by general consent. Ronnie reported the County tax assessor did a reassessment this year and as a result the property taxes at TP went from \$300 a year to potentially \$2-3,000. As a result, and the reason offered by the tax assessor, the tax assessor was able to offer an exemption to Treasure Point as a community property. The example given was that of a condo property being assessed for the individual units and not their pool.

Collections- Terie reviewed the collection report noting the monthly collections for the current year are consistent with prior years and overall, we are up 4-5%. Prior year collections continue to be greater than previous years collecting \$7,000 to \$14,000 from the previous four years. We collected \$250 in finance charges, \$40 in convenience fees associated with online credit card payments, \$127 in court fees and \$14.00 for certified mailings pertaining to court notifications. In December we had 11 transfers bringing the monthly average to 9.5 per month. One access card was either reactivated or replaced. In December we billed \$1,300 and waived \$100 for covenant violations assessments.

COMMITTEE REPORTS:

Covenants - The Board reviewed the covenant violations. Cathy reminded board members to update the progress or their lack of covenants in their area. In several cases it was identified that property owners are parking their vehicles on neighbor’s lots. Property owners were sent friendly reminders and subsequent letters. It was also explained that once a property owner comes into compliance a “thank you” letter is sent that explains that infraction of the same will result in an immediate assessment. 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. Other concerns pertained to a report that someone was living in an RV parked in a drive where construction was underway. It was found that when inspected a several times, the RV was not being used to live in. Cathy reported that in December we had three incidents with reckless driving at Treasure Point. In each incident the vehicles disrupted the grounds leaving ruts and creating unsafe conditions for others. Using video and card reader activity, in each of the incidents we were able to identify the property owner of the cards used. Cards were immediately shut off and the property owners contacted by phone and e-mail sharing the incident and explaining the cards will be cut off for thirty days and an immediate assessment of \$100 was charged to their account. In addition, it

was explained that further incidents would result in the cards being cut off for a longer period, perhaps permanently along with subsequent assessments.

Member Comments –Member comments were reviewed by the board. A member expressed concerns about the possibility of someone using an RV as a residence. It was addressed and resolved.

Architectural Review –

The board reviewed open requests. The property owner wanting to use plywood as fencing material has conformed to the POA standards and is now resolved. A property owner on Sweet Bay submitted plans for new construction with a 6/12 roof pitch. A request for a variance was submitted.

Grounds & Maintenance –

Pool- Steven reported that the new pool ladders are on site. The contractor had to have the sleeves manufactured to complete the project. Due to the lack of personnel, the contractor has not yet installed the ladders. Steven will follow up.

Treasure Point – Steven and Charlie reported that the asphalt contractor has completed the project noting that the turtle back runoff is working great. As a result of the recent rains, it was reported that there is no standing water. The marine contractor has completed the pour to the sides of the boat ramp and the area where it was not possible to pour concrete has been backfilled. The grounds have been graded.

Tennis Court – Steven reported that the new benches are on site and will be assembled and secured at the tennis courts.

City Update - No report.

Security - Steven reviewed the incidents at TP where 3 individuals were found to be “joy riding” creating unsafe situations for themselves and others. The incident was previously discussed under covenants. Steven reported that we continue to assist the PC Police when possible. Recently an individual was seen staggering on Royal Oak after hitting a telephone pole with his car. Steven noted that the new City Inspector is fabulous to work with. Steven previously reported that we were down 7 cameras. Subsequently, Steven discovered that there was a glitch in his non security laptop. Utilizing the security laptop Steven was able to restore 3 out of the 7. There are two others that are higher than Steven’s ladder will reach. Charlie offered to assist using his lift. The replacement of comers was placed on hold until Steven is able to complete his assessment. that has since been resolved and he was able to

PCI – No Report.

Community Involvement – No report.

OLD BUSINESS:

TP Cottage Alternative - Charlie will reach out to the contractor who is constructing the trailer to determine the delivery date.

NEW BUSINESS:

Pool Parking Lot. The board reviewed the bid to resurface the parking lot. Charlie noted that the surface that is there now is cracked and at least 30 years old. It was determined that it is time to do resurface the parking lot. A motion to accept the bid with a clearly defined scope be accepted was made by Rebecca O’Dwyer, seconded by Matt Schultz and approved by all. Charlie and Steven will meet with the contractor to ensure that the

scope of work be clearly defined to meet the POA needs. No action on painting the parking spaces was taken.

Board Actions January through June 2022.

- i. **Newsletter.** Cathy reminded board members to get their newsletter submissions into the office by the end of the week. Cathy will revise the security report to include the information regarding the misuse at Treasure Point. Charlie will address the same in his report.
- ii. **Budget.** Cathy and Ronnie reviewed the preliminary budget with the board noting that it is essentially the same as previous years. It was noted that the three columns on the spread sheet reflected the proposed budget for 2022-23, the current standing of this year's budget as of Jan 7, 2022, and the budget for the 2021-22 year. Cathy shared that the projected annual dues for the 2022-23 year is adjusted for members who combine their lots. While reviewing line items it was noted that while we have surpassed our collections for transfers this year, we would maintain a conservative approach for budget purposes. Depreciation is estimated based on the accountants' projections for the year. Insurance has increased. Board members questioned the large increase in insurance. It was noted that we pay our insurance policies in January and the total amount is reflected in the current years standing as of Jan 7. It was also noted that the accountant will adjust for pre-paid insurance monthly. The office will confirm the insurance posting. Terie reported that we have a worker's comp audit in March, but we do not expect any significant increase. The 2022-23 budget will be addressed and voted on next month.
- iii. **Dues increase** – After reviewing the current years budget, the money on hand and the preliminary budget the board voted by unanimous consent to keep the 2022-2023 annual dues at \$290 per lot.
- iv. **BOD Elections.** Cathy reported that Rebecca, Martin, and Gretchen will be rolling off this year. Terie reviewed the relevant dates as; April 14 is the deadline in which members in good standing can submit their name to be placed on the ballot. May 12th – ballots will be sent to members in good standing. May 10th the deadline for voting and the results will be presented at the annual meeting on Sunday June 12, 2022. Ronnie Daniels has agreed to serve as the chair of the election committee and asked board members not rolling off to solicit POA members to run for a position.

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 on February 14, 2022, at 5:30 pm inside the PCIGC Banquet Room.