

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–February 21, 2022 Meeting via Zoom**

PRESENT: Cathy Eagan Gill, Rebecca O’Dwyer, David Amoss, Matt Schultz, Charlie Reymond, Ronnie Daniels and Martin Miller (5:45)
ABSENT: Ronnie Sedlak , Gretchen Thibeault
OTHERS: Misty Dienes, Steven Hammons and Terie Velardi– POA Staff.

Minutes - The minutes from the January 17th meeting were reviewed. A motion to approve the minutes, was made by Rebecca O’Dwyer, second by David Amoss and approved by general consent.

Financials- Ronnie Daniels reviewed the financials for January noting everything is in order and we are in line with our budget. A motion to approve the financials was made by Charlie Reymond, second by Rebecca O’Dwyer and approved by general consent.

Collections- Terie reviewed the collection report noting the monthly collections for the current year noting we have collected 4-5% more than previous years. Prior year collections continue to be greater than previous years collecting \$7,000 to \$16,000 from the previous four years. We collected \$295 in finance charges, \$70 in convenience fees associated with online credit card payments, \$182 in court fees and \$75.00 as payment from a previous bounced check. In December we had 6 transfers bringing the monthly average to 9.3 per month. No access cards were either reactivated or replaced. In December we billed \$400 and collected \$300 for covenant violations assessments.

COMMITTEE REPORTS:

Covenants - The Board reviewed the covenant violations. Individual properties that received friendly reminders were reviewed noting that many have resolved the conditions that led to the first notice. Those not responding, whether by not resolving the issue or not communicating with the board were sent a second letter and a \$100 covenant assessment. Subsequent assessments are sent to those who do not comply. Once resolved a thank you note is sent to the property owner explaining that subsequent violation of the same nature will result in an immediate \$100 assessment. The board discussed and reiterated the orientation of the front sill as being identified from the street, not the front door.

Member Comments –A member requested use of the pavilion at TP for a birthday party. One member requested that their access cards be turned back on. The board denied the request as they are not compliant and have not complied for some time. The member was told that once they become compliant than and only than would it be possible to have the access card reactivated. Another member contacted the office to say they know they are not compliant; however, work was being done on their boat and would put the boat back into the water by mid-March.

Architectural Review –

The board reviewed open requests. One is for an addition to an existing home. The property owner has not yet supplied all the required documentation for the project. The second is for a fence to surround a pool. Motion to approve the fence as presented was made by Martin Miller, second by Ronnie Daniels approved by all present with Rebecca O’Dwyer recusing herself. Board member O’Dwyer is following up with the property owner. The board refined the size of the wire mesh to the established guidelines for **wire mesh / modern farm fencing** as wire panels must be framed on all sides (top, bottom, left & right) with finished frame facing out, 14 gauge or stronger hog wire mesh *no smaller than 2” x 2” or larger than 4” x 4” square.*

Grounds & Maintenance – The board discussed the need to have the pavilion gable ends and the pool cottage painted. Steven and the office will begin to acquire bids for the pool cottage and Steven will handle the painting of the pavilion gables in house.

Pool- Steven reported that the contractor will have the pool ladders installed by the weeks end. Charlie reported that he and the contractor for the asphalt project have been playing

Treasure Point – No Report

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

City Update - Rebecca noted that she has been in touch with Alderman Pickich who has turned in a work order to the City for street and other infrastructure needs for TR.

Security - Steven reported that our vendor who supports our access controllers mentioned that there is a more friendly and current system that he believes we should consider. The system would use the same access cards that are currently being used by members. Steven asked the vendor to put together a quote for the boards' consideration. Steven mentioned that we are consistently having issues with our current system and the tech support for our system has not been as responsive as he would like.

PCI - Cathy reported that the Pass High football team will be hosting a golf tournament at PCI to raise funds for their program. March 11th starts the Italian Open Socials every Friday for 10 weeks leading up to the open on May 14th.

Community Involvement – No report.

OLD BUSINESS:

TP Cottage Alternative - The board discussed the need for someone with a CAD program to produce elevation drawings for the framing, electrical and plumbing. The drawing will be used for quotes and materials.

NEW BUSINESS:

Budget Cathy reported that the budget was reviewed last month and the questions regarding depreciation and insurance expense were clarified She noted that the insurance only increased slightly and the numbers that were presented last month reflected the total amount of the insurance premiums paid in January rather than the monthly pre-paid insurance that the accountant adjusts for each month. Depreciation is estimated based on the accountants' projections for the year. The line items for these items have been adjusted. There being no questions, Cathy asked for a motion to approve the budget. Rebecca O'dwyer made a motion to approve the budget, David Amoss seconded the motion. The motion passed 7-1 with Miller opposed and Thibeault absent.

Board Resignation - Cathy reported that Ronnie Sedlak has resigned from the board effective immediately. Ronnie's term ends June 2023. The board discussed filling the position through the end of the current year. The next person in line who ran last year was A.J. Pace.

BOD Elections. Cathy reviewed the timeline of the elections noting that every year three members are elected to fill three-year terms and any opening that may have occurred will fill in the remaining term. The individuals completing terms are Rebecca O'Dwyer, Martin Miller and Gretchen Thibeault. With the opening from Ronnie Sedlak's resignation the committee is charged with finding 2 candidates for each of the four openings. Election committee chair, Ronnie Daniels asked the members rolling off if they were interested in running again and asked the committee to seek others in the community to run. Property owners must be in good standing in order to be eligible for consideration.

There being no further business the meeting was adjourned at 6:55

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is on March 14, 2022, at 5:30 pm inside the PCIGC Banquet Room.