

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–March 14, 2022 Meeting**

**PRESENT:** Cathy Eagan Gill, David Amoss, Matt Schultz, Charlie Reymond, A.J. Pace, Ronnie Daniels and Martin Miller

**ABSENT:** Rebecca O’Dwyer; proxy to Ronnie Daniels

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

**Minutes -** The minutes from the February 21<sup>st</sup> meeting were reviewed. A motion to approve the minutes, was made by Ronnie Daniels, second by David Amoss and approved by general consent.

**Financials-** Ronnie Daniels reviewed the financials for February noting with on month left in our fiscal year we are in good position. There were no extraordinary income or expenses. A motion to approve the financials was made by David Amoss, second by Ronnie Daniels and approved by general consent, one abstention: Miller.

**Collections-** Terie reviewed the collection report noting the monthly collections for the current year noting the monthly collection is consistent with prior years with an overall increase of 4-5% more than previous years. Prior year collections continue to be 6-10% greater than previous years. We collected \$121 in finance charges, \$6 in convenience fees associated with online credit card payments and \$75 from prior years dues relating to a court case. In February we had 7 transfers bringing the monthly average to 9.1 per month. No access cards were either reactivated or replaced. In February we billed \$400 and collected \$188 and waived \$100 for covenant violations assessments.

**COMMITTEE REPORTS:**

**Covenants -** The Board reviewed the covenant violations indicated which properties have been resolved, which properties required follow up letters and subsequent assessments. The board reviewed a request to waive multiple assessments for property maintenance. It was noted that recently the property owner had made significant improvement in getting the construction site cleaned and siding on the home. It was also noted that the issue of property maintenance has been going on for an extended period of time; the member does not regularly oversee the property and the only time anything gets done is when the POA initiates action. While the board is appreciative of the recent improvements the board declined to waive the CV assessments noting the POA has consistently, over several months communicated expected results. Another member has been parking his trailer, or RV or other vehicles on a neighbor’s vacant lot. Letters have been sent to both parties.

**Member Comments** –A member informed the office that they were getting work done on their bulkhead and would have their boat on their drive until the work was completed. The member anticipated the work would be done within 2-3 weeks. A member requested use of the pavilion at TP for a memorial service. One member called and asked if the POA could do anything about the gnats between 4-5:00 pm, especially near standing water. They have reached out to the city to no avail.

**Architectural Review –**

The board reviewed open requests. Last month, for safety and security concerns the board approved a fence to surround a new pool. The member who is relatively new to the subdivision had installed a pool without going through architectural review. The board asked for permitting documentation and has not yet received it. Another property owner submitted plans for a fence, which was approved. A request to enlarge a driveway by filling in the green space between two drives was differed to City Smart Code regulations regarding lot coverage.

## **Grounds & Maintenance –**

**Pool-** Steven reported that the contractor has installed the pool ladders. The paving of the parking lot has been completed. Our security contractor installed a new electromagnetic locking mechanism to the pool gate for use of the SK Net access cards. Charlie discussed the umbrella sleeves and the need for an insert to stabilize umbrellas.

**Treasure Point – No Report**

**Tennis Court – No Report**

**City Update - No Report**

**Security -** Steven reported that a golf cart went into TP and did donuts on the gravel that had just been leveled. Steven compiled videos and snap shots of the incidents. The property owner was identified through use of the access card reader. The office communicated with the property owner sharing the video and advising the that their cards were being cut off and there would be an assessment to mitigate the damages. Within three hours the property owner came into the office with their teenage child to apologize and handle the assessment.

The board discussed an incident that occurred at the pool on Sunday March 6<sup>th</sup> involving two adolescents. Steven reported the incident to the City Police and the office communicated with the POA's insurance company to file a claim. The police are investigating the incident. As the individuals are minors no names were offered. The POA is proceeding with acquiring bids to resolve the damages.

**PCI –** Cathy reported that the Italian Open Socials every Friday for 10 weeks leading up to the open on May 14<sup>th</sup>. In the past the POA board sponsored and served at one of the dinners. The sponsorship is \$150 which defrays the cost of the food. It was noted that it is great opportunity for the board to mingle with POA members and the POA sponsorship is well received by POA members. The board approved the expenditure.

**Community Involvement – No report.**

### **OLD BUSINESS:**

**TP Cottage Alternative -** In order to get a materials list and elevation drawings to acquire bids, the board approved the use of a CAD programmer. The board discussed specifications of the cottage to be shared with the CAD programmer.

### **NEW BUSINESS:**

**BOD Elections.** Ronnie updated the board with the names of the individuals who have submitted their bios for this year's election. He noted we are still in need of more candidates and asked the board for assistance. Property owners must be in good standing in order to be eligible for consideration.

**Annual Billing:** The office sent invoices for the 2022-23 billing to the board members as a test and asked that members to pay using the online process to pay their dues to ensure all is working. Once we have confirmed our system is working correctly the 2022-23 dues invoices will be sent out.

**Next Month:** Martin asked to place the POA lots on Fairway at the agenda for the April meeting.

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 April 11, 2022, at 5:30 pm inside the PCIGC Banquet Room.