

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–April 11, 2022 Meeting**

PRESENT: Cathy Eagan Gill, David Amoss, Charlie Reymond, Rebecca O’Dwyer, A.J. Pace, and Martin Miller

ABSENT: Ronnie Daniels, proxy to Charlie Reymond; Matt Schultz, proxy to Martin Miller

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

Minutes - The minutes from the March 14th 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- Cathy noted that the financials are in for March and yearend. The monthly financials are in line with our budget. The yearend financials are in draft form. Once a final review is made and the income taxes are completed the financials will be finalized.

Collections- Terie reviewed the collection report noting we collected 90% of the current years dues which is 3-4% higher than the previous 5 years. We collected \$68,200 in prepaid dues for the 2022-23 year. Prior year collections totaled \$32,500 which increased the previous 5-year totals to 91-94%. \$375 is not recorded in this total as it reflects collection from a lien placed on a property in 2013. We collected \$935 in finance charges, \$1,124 and \$698 in court fees in March. In March we had 10 transfers bringing the monthly average to 9 per month. An additional 7 transfer were billed in March for an owner who purchased the properties. There was zero communication with the office on these transfers, either by the owner or the title company. Two access cards were either reactivated or replaced. In March we billed \$800 and collected \$100 and waived \$100 for covenant violations assessments.

COMMITTEE REPORTS:

Covenants - The Board reviewed the covenant violations. The office reminded the members to send in pictures of repeat violations as well as new violations.

Member Comments –A member requested use of the pavilion at TP for a graduation party. A member called to question why they had not received an invoice for their second lot. Over the course of the last year, it was discovered that the lots had been combined. It was noted that members are responsible for communicating with the POA when the lots are combined. If they do not it can take up to 12 -24 months before the county updates their records. Further researched discovered and was confirmed by the county that the previous owner, who had been paying on both lots combined the two lots just prior to selling them. The current owner requested consideration for reimbursement of prior years’ dues. The board discussed the merits of the request and reviewed the lot combination policy. The board approved a reasonable solution to be presented to the property owner.

Architectural Review –

The board reviewed open requests. Previously a member sent in a request for an addition to their home. They sent in a plat showing where the addition would be. The office asked for the missing details which have not yet been received. 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. The member contacted the city and ultimately decided to ad gravel between the two concrete drives. The request was approved by the board in the beginning of April.

Grounds & Maintenance –

Pool- The pool is scheduled to open Easter weekend. It was noted that we do not have umbrellas. The new sleeves lower the umbrellas 6-12” which creates a hazard for anyone walking by them. Umbrellas with taller poles run over \$300. A motion was made by Martin Miller, second by Rebecca O’Dwyer and approved by all to purchase one to see if it will meet security and safety needs, if it does than we should order the remaining 6 umbrellas.

Treasure Point – Steven noted that the gate at Treasure Point had malfunctioned when a member was pulling their boat trailer out of TP. The trailer caught on the gate and twisted the gate and ripped it off of the track. The contractor who installed the gate is unavailable to assist in the repairs. Charlie found another contractor that he uses that can help with the repairs.

Tennis Court – No Report

City Update - Rebecca reported that Victor informed her that culverts under roadways are scheduled for repaired. Date TBD

Security - **No Report**

PCI – Cathy reported that the Italian Open is May 14th with IO Socials every Friday until then. The crawfish boil is April 23rd. It was noted that the IOS that the POA sponsored was received well by those in attendance.

Community Involvement – **No Report.**

OLD BUSINESS:

TP Cottage Alternative - We received preliminary drawings and have been in communication regarding minor changes. Once we receive the final drawings, we can then have a materials list put together.

NEW BUSINESS:

BOD Elections. Ronnie updated the board with the names of the individuals who have submitted their bios for this year’s election. Additional names were brought forward for consideration. Ronnie and the office will follow-up. 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.

The bord entered into an executive session to discuss an incident at the pool that involved minors

There being no further business the meeting was adjourned at 6:35

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is on May 9, 2022, at 5:30 pm inside the PCIGC Banquet Room.