

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–May 9, 2022 Meeting**

PRESENT: Cathy Eagan Gill, Charlie Reymond, Matt Schultz ,A.J. Pace, and Martin Miller
ABSENT: David Amoss, Ronnie Daniels, proxy to Charlie Reymond, Rebecca O’Dwyer proxy to AJ Pace.
OTHERS: Misty Dienes, Steven Hammons and Terie Velardi– POA Staff.

Minutes - The minutes from the April 11th meeting were reviewed and approved by general consent

Financials- Cathy noted that the April financials are the first set for the 2022-23 year. She noted the negative number in building maintenance and rental equipment/sanitation is the result of the POA collecting the full amount of the reimbursement of the damage estimate to the pool cottage from the March 6th incident. She also noted that as the repairs are made, we will see adjustments to these line items. The financials were approved by general consent.

Collections- Terie reviewed the collection report noting we budgeted for 1150 lots and are currently at 1135 lots due to the combining of lots by members who own adjacent lots; lots placed in the State’s name and lots taken off the tax roll. We had 4 lots taken off the tax roll this year, but we identified 3 lots that were purchased through the State’s tax redemption program. One of the three has paid the transfer fee and current years dues. We have sent letters to the other two entities with invoices for the appropriate assessments. Pre-paid dues are dues collected in March combined with the April receipts we are at 61% which is in line with previous years. Previous years Dues reflect \$1,001 and \$719 from the 2021-22 and 2020-21 years respectfully. We collected \$131.00 in finance charges and \$303 in convenience fees charges to members paying via credit or with debit cards. An additional \$75 was collected from NSF charges and previous years dues on a property we have a lien on. 17 Transfers for April were collected; 7 of those were from a member purchasing the lots and the POA was not notified of the transfers. 4 access cards were replaced or reactivated. \$350 was billed for covenant violations, none were waived and \$490 was collected.

COMMITTEE REPORTS:

Covenants - The Board reviewed the covenant violations. A member had received several notices on the maintenance of their gravel drive. The member communicated with the Board referencing health issues. Subsequently the Board gave the member ample opportunity to resolve the violation to no avail. The Board voted not to waive the \$100 assessment. Others have communicated with the Board and are still pending. The office reminded the members to send in pictures of repeat violations as well as new violations. The Board asked about the status on the property at the entrance on TR Blvd. The property is still under custodial care and has not yet been foreclosed on.

Member Comments –A member called the office to let us know that work was being done on their bulkhead and their boat would be in their driveway until the work was completed. They anticipated that it would be done within two weeks. The request to allow the temporary parking of the boat on the driveway in front of their home was approved. A member called to report an incident that occurred after the PCI crawfish where a man in a late chevy tried to lure his daughter to the truck. The member reported the incident to the PC police.

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. Still Open as of May 9, 2022.

Grounds & Maintenance –

Pool- Restoration 1 has been working on the cottage restoration. They discovered termite damage to one of the main floor joists (triple 2’ x 8’ load bearing support) at the cottage doorway. The estimate for

the repairs of \$3,200 was approved by the board. Last month the board approved spending up to \$300 to purchase a 10' umbrella that would mitigate the lack of height of the current umbrella when using the umbrella insets at the pool. The 10' umbrella that was researched is for the umbrella coverage not the height of the pole. Steven noted the real issue is securing the poles in the holes.

Treasure Point – Steven reported that the gate at Treasure Point has been repaired due to it malfunctioning 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. Steven reported that the major circuit board has been replaced but we are still experiencing issues with the readers to the gate not opening and closing properly. The current system is the same we use at the pool and tennis courts. It was installed in 2009 and in 2018 we upgraded from manual to electronic communication to update card usage. We are constantly having difficulty communication with the TP controller. Steven asked the contractor for an estimate for an upgrade for the controllers. The estimate to change out the controller at TP is \$3,981.42. If the new system resolves the concerns and meets are needs than we would recommend changing the pool/tennis court out so that we are only working with one system. The current access cards will work with the new system as well as all the communication lines already in place. A motion to accept the bid to change out the controller at TP up to \$4,500 was made by Martin Miller, second by AJ Pace and approved by all.

Tennis Court – No Report

City Update - No Report

Security - Steven reported that MMR changed out 3 new antennas at the entrances for the security cameras.

PCI - Cathy reported that the Italian Open is the coming weekend, May 14th.

Community Involvement – No Report.

OLD BUSINESS:

TP Cottage Alternative - No report.

BOD Elections. It was reported that we have 9 names of interested POA members running for the 2022-23 BOD. The ballots and the bios will be sent out to members in good standing by the end of the week.

NEW BUSINESS:

Lot Combination – re-subdivision policy – The board discussed the existing policy where member who combine their lots to mitigate their dues and re-subdivide them down the road, they are to pay the past dues for the combined lots. The board voted to change the policy to property owners who elect in the future to subdivide or sell off individual portions of property that was previously parceled will be subject to retroactive dues assessment for the 3 most recent prior years and the current year. The motion was made by Charlie Reymond second by A.J. Pace, approved by all.

Roof Pitch – The board discussed a need to address the roof pitch to remodels of non HVAC areas and accent roofs including dormers to a minimum of 4/12. The motion was made by Charlie Reymond, second by Matt Schultz, approved by all.

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 the annual meeting on Sunday June 12, 2022 at 1:00 pm inside the PCIGC Banquet Room.