

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–August 8, 2022, Meeting**

PRESENT: Cathy Eagan Gill via phone, Charlie Reymond, Matt Schultz, Rebecca O’Dwyer David Amoss, and Duane Glenn.

ABSENT: Meresa Morgan, proxy to Rebecca O’Dwyer, Ronnie Daniels, proxy to Charlie Reymond, AJ Pace.

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

Call to Order: President, Cathy E. Gill called the August 8, 2022, meeting to order at 5:35.

Minutes - The minutes from the July 11, 2022, meeting were reviewed and approved by general consent

Financials- In Meresa’s absence Cathy reported on the July financials noting that all of the receipts and payments have been posted on the pre-paid damages to the pool maintenance. All other line items appear to be in order for this time in our fiscal year. Motion to approve the minutes was made by Rebecca O’Dwyer, second by Matt Schultz and approved by all.

Collections- Terie reviewed the collection report noting that 4 lots were combined with adjacent lots over the past month and is reflected at the top of the collection report. We collected an additional 3.5% of the current years’ dues during July, bringing our total to 83.6% for the year, which is in line with previous years. Collections for past years dues is at \$5,232 which is significantly higher than previous years and is the result of collecting on a property in which a lien had been placed in 2017. In addition, there is an additional \$520 for dues prior to 2104, \$94 in court fees, \$767 in finance charges and \$91 in convenience fees. We collected for 12 transfers, 6 access cards. With respect to covenant violation assessments, we billed \$300; 1 of which was an immediate assessment for a short-term rental, collected \$200.

COMMITTEE REPORTS:

Covenants - Misty reported last month 5 violations were resolved. Board members addressed specific cases. Members have been in touch with the office when they have a need to have their boat or other vehicle in a non-compliant location for a limited time for repairs.

Member Comments –The board reviewed comments from members. The board reviewed a comment from a property owner stating his grass drive is compliant with the covenants. The property owner sent in examples of permeable drives utilizing grass. The board discussed the property owner’s concerns. The covenants clearly state that vehicles need to be parked on driveways. Subsequent to the covenants being passed by the membership in 2016 the board defined what a driveway is, and the acceptable materials. Unacceptable surface materials are dirt and grass. The board reviewed the example sent in by the property owner and noted that what was presented is not what the property owner has. If they wish a drive like the one, they presented than they need to send in a proposal for review by the architectural review committee.

The property owner on Fernwood near Maple Way called to report that the limbs etc., on his adjacent lot and down the street have been removed. Requests for pool parties and use of the pavilion at TP were made. All were approved.

Architectural Review -

The board reviewed requests for driveways on adjacent lots when the adjacent lot as been combined with the primary property. Once a lot has been combined the adjacent lot becomes part of the primary lot and the parameters for a drive have been established. The drive must connect to the city street either directly or to the existing drive of the primary lot. Allowed driveway surfaces include concrete, asphalt, pavers, or gravel. If pavers or gravel are used the drive must be

maintained so grass does not take over the area. Grass and dirt are not acceptable driveway surfaces. A request like the above was rejected by AR due to its submission not being clear. AR requested a survey (or equivalent) of all lots showing the placement of the current improvements and the proposed drive. Additionally, as the request is not in keeping with the harmony of the subdivision the property owner was to request a variance and acquire letters from adjacent neighbors accepting the request. Although not in the original request, the property owner indicated that he would be sodding the areas surrounding the gravel and installing a fence. The board discussed the need for a variance and the merits of a gravel drive as being permissible and did not support the need for such. Concerns about large areas having an appearance of a parking lot was discussed. The board agreed the area needs to be shielded from the street with a fence.

Grounds & Maintenance –

Pool- Steven noted that the sandblasting and painting of the undercarriage of the cottage at TP had been completed and asked the board if we would be doing the same at the pool cottage. It was noted that the pool cottage is in the same condition and is a year or two older than the one at TP. The board reviewed the merits and asked Steven to have the condition of the axles assessed, to get a quote on their repairs if needed and a quote on sandblasting and painting the undercarriage. The board asked about the condition of the tires. It was noted that if they are 5 years or older than more than likely they too will need to be replaced.

Treasure Point – Steven reported that he is acquiring bids for some type of lightning rod; either a flagpole or another extender. The board reviewed the merits and expense to have the axles, springs and tires replaced at the TP Cottage. The repairs are necessary to make the cottage road worthy for evacuation. A motion to approve the repairs was made by David Amoss, second by Rebecca O’Dwyer and approved by all present

Tennis/Basketball Court – No-report

City Update - Rebecca reported that the city has placed a mortarium n short term rentals until the new City Planner, Derrick Duckworth and office can catch up.

Security - Steven reported that our vendor for the access readers has replaced the necessary components on the new system that had been damaged from the lightning strike.

PCI – No Report

Community Involvement – No Report.

OLD BUSINESS:

TP Cottage Alternative – The board reviewed the RFP, made changes as necessary

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 Monday September 12, 2022, at 5:30 pm inside the PCIGC Banquet Room.