

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 10, 2022, Meeting**

PRESENT: Cathy Eagan Gill, Charlie Reymond, Matt Schultz, Rebecca O’Dwyer David Amoss, Meresa Morgan, Ronnie Daniels and AJ Pace

ABSENT: Duane Glen, proxy to Matt Schultz

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

Call to Order: President, Cathy E. Gill called the October 10, 2022, meeting to order at 5:30.

Minutes - The minutes from the September 12, 2022, meeting were reviewed and approved by general consent

Financials- Meresa reviewed the September financials noting that all is looking good with less than 1% variation for our YTD budget. Meresa asked if there were any questions. None were presented and the financials were approved by general consent.

Collections- Terie reviewed the collection report noting we collected an additional 2.7% of the current years’ dues during September, bringing our total to 89.3% for the year, which is 4% greater than the same period as last year. Collections for past years dues is at \$5,680 is the result of collecting on court actions taken by the POA. We collected \$1,465 in finance charges, \$43 in convenience fees, \$400 in court fees and \$25 for a bounced check. We collected on 20 transfers and 5 access cards. With respect to covenant violation assessments, we billed \$100, waived none. Terie noted we had 15 cases filed in Justice court, 5 were collected before court, 2 were unserved and judgement in favor of the POA on 8 cases. Letter were sent to the 8 property owners giving them 30 days before additional court actions, including liens on the properties would be placed.

COMMITTEE REPORTS:

Covenants - Misty reported last month 8 violations were resolved. Board members addressed specific cases.

Member Comments –The board reviewed comments from members. A member informed the POA that their boat would be in their drive as their contractor needs access to the backyard via the side of his home. As an FYI for the POA, a property owner indicated that their neighbor is having their home torn down due to termites and noticed that a survey was done and there appears to be a discrepancy on the property line between the two homes. The property owner is aware that the POA does not engage on property disputes between neighbors and has contact their surveyor and hopes to be able to rectify the discrepancy prior to their neighbor rebuilding.

Architectural Review –

A member called with concerns over side-yard setbacks on new construction. The City was made aware and inspected the property in question. Plans for a fence were approved.

Grounds & Maintenance –

Steven reported that we received two bids for termite contract on the cottage at the pool and the new cottage for TP. The board reviewed the two proposals. A motion to grant the bid to Mayley’s Pest Control was made by Rebecca O’Dwyer, second by Charlie and approved by all. Steven reported that the City public works employees were cutting right of ways in the subdivision.

Pool-

Steven noted that the cottage at the pool is in need of the same maintenance / repairs of the axles and tires. Although materials have increased the contractor who handled the cottage at Treasure Point quoted the same price. A motion to accept the quote was made by Meresa Morgan, second by

AJ Pace and approved by all. Steven reported that the base of the access readers at the pool are rusted out due to the elements and need to be replaced. The contractor suggested that the readers be anchored to the fence and inside storage area. Steven will request a quote for the repairs.

Treasure Point – Steven reported that our contractor for access operations installed battery backup systems for the two readers at the point. In Duane’s absence Terie reviewed the access reader update and conversion for the readers at the point to match the access readers at the pool. With Duane’s help the office was able to clean up the two systems and identified 26 cards that are being used but not having a name assigned to them. Signs have placed at both locations with the numbers asking members to contact the office. The conversion is to take place on October 13.

Tennis/Basketball Court – No-report

City Update - Rebecca reported that the Alderman Pickich noticed a brush fire on Royal Oak and put it out.

Security - Ronnie reported that it has been quiet.

PCI – Cathy reported upcoming events as being Trunk or Treat will be held on October 31 at 5:00 under the PCI clubhouse. The event is sponsored by the POA and the PCI Diamonds. The POA will be grilling hot dogs.

Community Involvement – The Board reviewed last year’s Holiday Home Decorating contest, made changes, and set dates for the event. The office will start promoting the event in an eblast.

OLD BUSINESS:

TP Cottage Alternative – The POA sent out requests for proposal to bid on the cottage alternative to 5 contractors. Two of the five responded with quotes. The board reviewed the two proposals and approved the lower bid. Construction is to start in 14 days and be completed 30 days after that.

There being no further business the meeting was adjourned at 6:30

Board Minutes respectively submitted by Terie Velardi, POA Staff.

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