

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

PRESENT: Cathy Eagan Gill, Charlie Reymond, Meresa Morgan, Matt Schultz, Duane Glenn, Ronnie Daniels, and AJ Pace

ABSENT: Rebecca O'Dwyer, proxy to Meresa Morgan/ David Amoss, proxy to Charlie Reymond

OTHERS: Steven Hammons, Misty Dienes – POA Staff.

Call to Order: President, Cathy E. Gill called the November 14, 2022, meeting to order at 5:33pm.

Minutes - The minutes from the October 10, 2022, meeting were reviewed and approved by general consent

Financials- Meresa reviewed the October financials noting our financials through October, income is ahead of budget. Looking at year over year, we were behind last year in revenue due to the sale of real property that we don't have this year. In addition, the security expenses this year are greater due to the upgrade of the access system and camera repairs. Compared to budget, we are ahead by around \$6,000 in cash basis and by around \$13,000 in accrual basis.

Cathy asked for motion to approve, Ronnie made 1st motion, Matt made 2nd motion and the financials were approved by general consent.

Collections- Cathy explained billable lots due to members combining. We had 1150 and we are now down to 1129 and this is taken into account for an estimation for budget. Cathy explained the lot combination process we give to members and that we had to make adjustments on the time frame due to the city being backed up. Cathy reviewed the collection report noting we collected \$3,665 in dues, 1.1% of billable dues so we are now at 90.4% of our dues. Collections for prior years dues, we collected a little over \$2000, and \$1700 in court fees. Total for year is a little over \$24,000. We collected \$440 in finance charges, \$18.55 in convenience fees, \$141 in court fees and \$25 for a bounced check. In October, we collected \$2500 on 10 transfers and \$180 on 6 access cards. We billed \$900 for covenants, none were waived and \$100 was collected. Cathy asked if anyone had questions and AJ asked how much we pay for cards. Cathy didn't know exact amount but explained that each member is issued 2 cards per lot when they buy a property. If the property is sold, hopefully the new owners will turn the cards in, or leave them for the buyers to be reassigned to them so the new cards won't all be used. Matt asked if the transfers are higher than budget. Cathy and Meresa answered yes. Cathy explained transfer fee income, we are at \$26,500 as of the end of October and we budgeted \$10,500. Cathy noted that we are trying to be conservative with the income side of budget in case it's not this way next year. Charlie mentioned capitalizing on the market the way it was this year, that's why it's high; it won't be like that next year.

COMMITTEE REPORTS:

Covenants - Misty reported that for month of October, (5) 1st Notice letters were sent, (2) 2nd letters, (3) 3rd letters and (1) 4th or final letter was sent. We had 16 resolved violations. A member who had an immediate assessment for a boat trailer sent in an email asking if they are considered resolved since they moved their trailer. The board reviewed and considered the request, but in order to keep consistency, the request was denied, and the member must pay the \$100 assessment. Board members continued to address other cases.

Member Comments –The board reviewed comments from members. A member bought a consolidated property with the 4 lots already combined in 2018 and they now want to subdivide them to sell. Per current policy from earlier this year, the owner would have to pay back 3 years dues plus the current year. This property owner did not think they should have to pay as the lots were already combined when purchased. The board discussed this and was in favor of changing the policy. Meresa made 1st motion and AJ made 2nd motion and the policy change was approved by general consent. The Board approved the amendment to the policy:

Property owners who purchase a parcel containing two or more lots are not subject to the retroactive dues assessment, however if they elect to subdivide the parcel into individual lots, dues for the current and subsequent year(s) will be assessed.

Cathy discussed TRPOA having a joint boat parade with PC Isles on December 17, 2022. Ronnie and AJ are taking lead to plan the details for festivities at Treasure Point the night of parade, i.e., fire pit, smores, hot chocolate, hot dogs, chili, etc.

Architectural Review –

A member started putting up posts for a fence on an empty lot without providing architectural plans to office. The owner was contacted and after the plans were sent in, they were not approved. The plans for a fence were denied due to fence not being compliant with covenants.

Grounds & Maintenance –

Steven reported that he spoke with a property owner referred by Matt Schultz who has experience in lightning protection for electrical meters. Steven has not heard back, and Matt didn't have any info to add for lightning protection.

Pool-

Duane noted that the pool is closed, and equipment is put away. The skirt is still off bottom of trailer and there is still work to do. Steven noted we still don't have a bid in from Mario, he has asked him several times; hoping to get job done soon. Ladders are on order for pool.

Treasure Point – Charlie reported there is nothing new to report.

Tennis/Basketball Court – No-report

City Update - Cathy noted they came and cleaned out big ditch behind the clubhouse which should help a lot with drainage.

Security - Ronnie reported a trailer stolen from a property on Royal Oak. Steven reviewed videos and did not have coverage of the event. Steven reported that our recording capacity is limited to the number of days the videos are available. The sooner an incident is reported the better our chances are of securing video coverage. Things seem quiet in neighborhood. He mentioned getting word out to members to take extra precaution with holidays coming up. Cathy suggested we get extra security for holidays if need arises.

PCI – Cathy reported on December 3rd, PCI is having a Club Championship/Toys for Tots Tournament. Donation boxes will be set up for new, unwrapped gift donations for Toys for Tots until December 10th. Breakfast with Santa is December 10th. PCI Christmas party is December 17th. Boat parade is December 17th.

Community Involvement – Cathy reported we are gearing up for the Holiday Home Decorating contest, getting info out to members.

OLD BUSINESS:

TP Cottage Alternative – Charlie reported they are waiting on 2 exterior doors to come in and the cottage is basically finished. AJ said the doors were not in stock. He thinks that the doors should come in by end of month. Board discussed what do with old cottage; how/where to move it and possibly sell it or put it up for bid along with putting a reserve on the price.

The logistics and coordination of moving cottage was discussed. Can't have security system down around holidays due to high exposure at Treasure Point. A checklist is needed for everything that needs to be done for the old cottage to be moved which should include a timeline. Steven will submit a proposed timeline.

NEW BUSINESS:

Door King Access Reader for Pool - Duane discussed getting the pool access card reader switched to iCloud like we did for Treasure Point. This will make hardware sync up in both locations. Steven discussed items that were added to the TP estimate that were needed to protect equipment, i.e.: surge protector, iCloud, junction box and (RF) radio frequency for the wireless. The cost per year to use the cloud is \$93.00. A motion was made to approve United Security estimate to put in Door King system at the pool for up to \$7,000. 1st motion was made by Ronnie and 2nd motion was made by Charlie. All members were in favor.

There being no further business the meeting was adjourned at 6:56pm.

Board Minutes respectively submitted by Misty Dienes, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on Monday, December 12, 2022, at 5:30 pm inside the PCIGC Banquet Room.