

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 12, 2022, Meeting**

PRESENT: Cathy Eagan Gill, Meresa Morgan, Matt Schultz, Duane Glenn, Ronnie Daniels, and AJ Pace
ABSENT: David Amoss, Rebecca O'Dwyer, proxy to Meresa Morgan, Charlie Reymond proxy to AJ Pace
OTHERS: Steven Hammons, Terie Velardi – POA Staff.
Call to Order: President, Cathy E. Gill called the December 12, 2022, meeting to order at 5:30pm.

Minutes - The minutes from the November 14, 2022, meeting were reviewed and approved by general consent

Financials- Meresa reviewed the November financials noting our financials through November are in line with our budget. Upcoming expenses include insurance and property taxes. It was noted property taxes increased 1.9%, however we are no longer paying property taxes for Treasure Point and the pool/tennis court area as the recreational areas serve & support property values of the entire community. This represents a \$2,600 savings from last year. Currently we are receiving quotes on our insurance policies which include, general liability, directors & officers, worker's compensation, property, and crime. A motion to approve the financials was made by Ronnie Daniels, second by Matt Schultz and approved by consent.

Collections- Terie reviewed the collection report noting we collected less than 1% of the current years' dues during November which is typical for the time period . Our total through November is 90.4% for the year, which is 3.5% greater than the same period as last year. We collected \$80 in finance charges, \$32 in convenience fees. We collected on 3 transfers and 2 access cards. With respect to covenant violation assessments, we did not bill any assessments, collected, waived none and collected \$440. Terie noted we filed 10 cases in Justice court with a January 10 court date. We have collected from one member and expect to receive full payments from more before the January 10 court date.

COMMITTEE REPORTS:

Covenants - Cathy asked the members to be sure to update any of the properties listed. Send pictures and comments to the POA office via e-mail. Members updated resolved properties and reviewed individual properties.

Member Comments –The board reviewed comments from members. A property owner contested covenant violation assessments for his boat being improperly stored on his lot saying that he was grandfathered in. The board reviewed the claim and noted that nay and all waivers were removed in 2019. If the property owner has documentation showing that he was grandfathered in the board would than review the claim.

Architectural Review –

Three sets of plans for new construction were submitted and approved by both AR and the Board. Another member installed a fence without first submitting plans. The office sent an e-mal and asked for the plans along with materials and height and a copy of the permit issued by the City.

Grounds & Maintenance –

Duane discussed that we switched to iCloud for access to the access readers.

Pool-

Duane noted that the pool is closed, and equipment is put away. Matt asked what other repairs are scheduled during the off season. It was noted that the posts supporting the card reader as well as securing the pool ladders would be addressed. Duane noted that we will be switching to the same access reader system that is used at Treasure Point. United security was awarded the bid to install the door king system at the pool. Steven also noted that our pool contractor will submit a quote to replace the 10 covers and baskets for the skimmers that are the original from 2010.

Treasure Point – Steven compiled a check list to convert service of the current cottage to the new cottage.

Tennis/Basketball Court – No-report

City Update - No Report

Security - Ronnie reported we had a polar bear plunge at the pool after it had been closed for the season. Ronnie noted that we were able to identify the individual who jumped the fence noting this is not the first time we have had issues with them. The board noted that the occurrence is considered trespassing. The pool is closed for the season, the act of jumping the fence, along with having additional chemicals to the pool all pose safety conditions. The board voted that access privilege will be revoked for 6 months, any additional infractions the POA will pursue legal actions. A second incident was at the tennis court where some young boys were hanging on the basketball rims as well as some young girls were sitting and standing on the tennis net causing the net posts to bend. The cost to replace the net posts is \$560. The board opted to handle this scenario the same as the incident in March at the pool where a letter will be sent to the property owner(s) asking for reimbursement.

PCI – Cathy reported on the Club’s Christmas party is scheduled for December 17th.

Community Involvement – Ronnie and AJ reviewed the upcoming boat parade; December 17 at TP. Meresa and AJ reviewed the holiday home decorating contest noting we will need to drive around the subdivision to sign up additional folks.

OLD BUSINESS:

TP Cottage Alternative – AJ noted that we are still waiting on 2 exterior doors to come in and the cottage is basically finished.

NEW BUSINESS:

1. **2023-2024 Budget** - Cathy noted that we will be proposing a budget for the entire board to review next month.
2. **Newsletter** – Cathy noted that members will need to submit a brief article reviewing the past year and any projections on their respective areas of responsibility. Cathy also noted that the newsletter will be sent out in January or February to all members via US Postal Service.
3. **2023-24 Board elections** – Cathy noted that the election process will begin in March. Members rolling off in June 2023 are Charlie Reymond, Ronnie Daniels and AJ Pace. All are eligible to run for a 3-year term.

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

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on Monday, January 9, 2023 at 5:30 pm inside the PCIGC Banquet Room.