

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-January 9, 2023, Meeting

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

ABSENT: David Amoss,

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

Call to Order: President, Cathy E. Gill called the January 9, 2023 meeting to order at 5:30pm.

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

Financials- Meresa reviewed the December financials noting our financials through December are in line with our budget. January expenses include insurance and property taxes. Once the POA sells the TP cottage and place the new smaller cottage into service we will look at the fully depreciating it or extending it over time. A motion to approve the financials was made by Rebecca O'Dwyer, 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 December which is typical for the time period . Our total through December is 90.5% for the year, which is greater than what we collected for the entire 2021-22 year and 2.5% or \$3,600 greater than the same period as last year. We collected \$2,570 in prior years dues. We collected \$554 in finance charges, \$10 in convenience fees & \$140 in court fees. We collected on 5 transfers and 1 access card. With respect to covenant violation assessments, we billed \$1,000 in assessments, collected \$500 & waived none.

COMMITTEE REPORTS:

Covenants - Misty reported that we had 1 case resolved. We sent out 9 1st, friendly reminders, 2 subsequent notices, no 2nd notices, 2 third notices and 2 final notices.

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 then review the claim.

Architectural Review –

It was reported last month a member installed a wire mesh, “modern” fence without first submitting plans. The office sent an e-mal and asked for the plans along with specifics on the size and gauge of the materials, height and a copy of the permit issued by the City. The property owner submitted the specifics which do not meet the criteria established by the board. The board noted that the openings of the wire mesh are larger than the guidelines; that the if the property owner had contacted the POA first they would have been told that it does not meet the guidelines prior to having the fence installed. The board instructed the office to inform the property owner they will need to come into compliance and to follow the covenant assessment guidelines established in 2019. AR noted that it appeared that someone has installed fence posts, but they were unaware of any requests for the property. The office followed up with the property owner and instructed them to stop the project until plans were submitted and approved. AR & the board approved 2 sets of plans for pools and fences. The property owner on Poplar Pt received acknowledgement and acceptance from adjacent neighbors regarding the front set back for new construction of a home. The plans were approved by AR and the board.

Grounds & Maintenance –

Pool- It was noted that we are waiting for the pool service contractor to repair/fix the pool ladders that were installed within the last 18 months. Steven noted that they under warranty and that the contractor is waiting on the parts.

Treasure Point – Steven reported on the estimated costs of installing a pedestrian gate at the point. The primary purpose is to allow folks in if the gate malfunctions. It was discussed that the reason for the gate not functioning is due to power outages. The board asked if the gate does not work due to power outages than how will the gate which will also be dependent upon power resolve the issue. The board choose not to move forward with installing the pedestrian gate. Cathy asked about the status of the lightening rods. Steven reported that he is waiting on a bid to address power outages at the source rather than installing lightning rods.

Tennis/Basketball Court – Duane asked about the conditions of the benches at the tennis court. Steven noted that are plastic and the edges are breaking off. Steven will look into other options.

City Update - No Report

Security - Ronnie noted that an incident at the Point where individuals were unable to enter TP and jumped the fence to gain access. They proceeded to crank the gate open when one of the individuals suggested they use the swipe reader inside the gate. They entered TP and proceeded to enter the TP cottage via a window. The cottage had been closed and water turned off to extreme temperatures. It was noted that one of the individuals in the group is the same individual who previously jumped the pool fence to swim. The board noted that the cards assigned to the owner used at TP be cut off for 30 days. In addition, communication with the property owner / parents of the individual involved in multiple incidents be notified.

PCI – Cathy reported on the Club's Christmas party was held on December 17th and was well attended. The Grand Marshall and Mama Mia for the Italian Open were announced. Clay Leyser is the GM and LeeAnn Bonney is the MM. Cathy also noted that there will only be 5-6 weeks of the Friday Italian Socials. The IO will be at the end of April.

Community Involvement – Ronnie noted that folks attending the boat parade at TP enjoyed it on December 17th. Meresa noted the winners of the holiday home decorating contest were Anything Goes – 101 Cashew Pt., Pat & Charlotte Grannan; Best Front Door-132 Fairway Dr., Cathy & Brian Kett and Clark Griswold-138 Ridgewood Dr., Rebecca O'Dwyer. The winners were notified, signs were placed in their front yards and were given gift baskets. All of the participants were given a super-sized cany cane as a thank you for participating. Meresa noted we had a good number of property owners who decorated their homes but not as many folks voting as in the past. It was discussed that it might have been due to the cold weather and suggested that we start earlier and add additional categories.

OLD BUSINESS:

TP Cottage Alternative – It was noted that the doors are scheduled to be delivered within the next day or so. We are hopeful to have the new cottage in place within the next few weeks. Duane reminded everyone that there is a lot of electronic equipment to be transferred and coordination between setting the trailer in place and getting the camera and access reader contractors coordinated. It was noted that the goal is have the new smaller cottage operational and existing cottage sold before the end of the fiscal year, March 31. It was discussed that the coordination of selling and getting the new cottage in place was discussed. The board discussed an asking price and noted that we need to find comparable sales to support the asking price. The board reviewed the recent repairs and noted that it is no longer a one bedroom Katrina cottage, but a 2 bathroom/office space. When placing the existing cottage for sale a drop deadline date for removal will need to be set. It was also discussed

that we can advertise on Facebook Market place and place an ad in the newspaper if needed. The office will provide Ronnie Daniels with the cottage specifications and a list and value of recent repairs. Ronnie will search for comps and report back on a suggested asking price.

NEW BUSINESS:

1. **Grounds & Maintenance Bids** – Cathy reported that we are in the process of requesting bids for service for G&M service to our entrances and lawn care for POA lots. The office will identify the scope of work using past bid packages and current services, It will be sent to the board members for review. The scope will cover both services and ask for bids on either one or both areas. The cost of the pine straw will be a separate line item.
2. **2023-2024 Budget** - Cathy reported that she, Meresa and Terie reviewed a preliminary budget for the board to review and comment on. Cathy noted that we are conservative with our revenue and adjustments were made to expense accounts reflecting the increase in rent, grounds and maintenance and other line items. For the purpose of the board reviewing next year's dues assessment, Cathy directed everyone to the last page and the Net Ordinary Income line item, noting we are in the black. After reviewing specific line items both Meresa and Cathy suggested that there is no need to increase the annual dues. The board agreed. A motion to maintain the annual dues at \$290 per lot for the 2023-2024 year was made by Ronnie Daniels, second by Duane Glenn and approved by all. The board will finalize the budget in the next one to two months.
3. **Newsletter** – Cathy reminded members to get their articles for the newsletter into the office as soon as possible.
4. **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. In addition, David Amoss has sold his home and leaves the last year of his term open.

There being no further business the meeting was adjourned at 6:15pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on Monday, February 13, 2023 at 5:30 pm inside the PCIGC Banquet Room.