

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-February 13, 2023, Meeting

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

ABSENT: David Amoss, Duane Glenn via tele-conference Proxy to Ronnie Daniels

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

Call to Order: President, Cathy E. Gill called the February 13, 2023, meeting to order at 5:30pm.

Minutes - The minutes from the January 9, 2023, meeting were reviewed and approved by general consent.

Financials- Meresa reviewed the January financials noting our financials through January. We recorded the sale of the TP cottage and along with the increase in the number of transfers over the year we are over our budgeted net income. Cathy reviewed line items that were over our budget to determine if anything was out of line. Security was one but was attributed to the new access system at TP and it's associated costs. Cathy reported that we transferred money from our money market account into a 6-month CD at 4.5% interest rate. Cathy reminded everyone that the money market accounts at Keesler reserved for emergencies was not touched, the transfer occurred within the Hancock accounts. She also noted that we will be billing for the upcoming years dues shortly and that will provide us with operating funds while earning a higher interest rate for 6 months. 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 1.3% of the current years' dues during versus .3% last year which is typical for the time period. Our total through January 91.8% versus 88.2% last year and is greater than what we have collected over three year period. We collected \$2,000 in prior years dues as a result of court actions. The total of prior years' collection is \$28,800. We collected \$482 in finance charges, \$30 in convenience fees & \$394 in court fees. The \$150 in 'other' is a result of collecting for NSF. We collected on 2 transfers and no 1 access card. With respect to covenant violation assessments, we billed \$100 in assessments, collected & waived none.

COMMITTEE REPORTS:

Covenants - Misty reported that we had 2 cases resolved. We sent out two 1st, friendly reminders, two 2nd notices.

Member Comments –The board reviewed comments from members. A property owner called asking if anyone had complained about loud music coming from a construction site. Another member called to report a dog was barking all day long while the homeowner was at work. A letter was sent to the property owner of the dog. Another member asked to come to the board meeting to have their plans reviewed and passed. The process was explained to the owners who agreed to send in the request and documentation for AR's review.

Architectural Review –

The board reviewed a submission by an owner who has requested a variance to have a privacy fence located in front of the front sill but in line with his stairs. The board had no problems with the privacy fence but did not approve a variance to the front sill regulation.

A property owner who installed a wire mesh "modern" fence without approval or in compliance with the standards has asked for a 30 day extension due to health concerns. The board approved the 30-day extension to come into compliance. Another member was sent a letter for building a fence with out prior approval. They have until the end of February to reply before a CV assessment is placed. The board was alerted to a property owner using vinyl bulkhead as a retaining wall. No

plans for a retaining wall had been submitted. The board reviewed the original pre-construction plans which indicated that a swale was approved by the City. The board directed the office to communicate with the property owner regarding the AR process and the inappropriate materials.

Grounds & Maintenance –

Pool- Steven reported that our pool contractor has fixed the problems with the south pump at the pool.

Treasure Point – Ronnie placed an ad for the sale of the cottage on face book marketplace and we received a full price offer, Subsequently the board voted unanimously via e-mail to approve the sale and allow Cathy, as President to move forward with the sale.

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 - Rebecca reported that the City has finished paving the streets in the subdivision.

Security - Steven reported that we are still experiencing difficulty with swipe card readers at TP and our contractor is on top of it and working to resolve the issue.
It was reported that an e-mail was sent to the property owners with snap shots of their distinctive golf cart & the video footage showing one of their children climbing the fence at the pool and them swimming.

PCI – Cathy reported the Club is hosting a crawfish cook-off on April 15th.

Community Involvement – NO Report.

OLD BUSINESS:

TP Cottage Alternative – Charlie reported that the slab for the cottage, stairs and support of the grinder system has been poured. AJ will drill for the anchors using eye-bolts recessed in the concrete and set them in with epoxy this week. They also will be extending the existing deck and covering to span for both entries into the cottage. Charlie noted that having the concrete pad will save time and money in the long run when removing and returning the cottage. Steven is working with both the access system contractor and security camera contractor to complete the set-up. It is expected to be completed by the end of the week.

Annual Newsletter – The newsletter was sent out to all members via US Postal Service.

NEW BUSINESS:

1. **Grounds & Maintenance Bids** – Cathy reported that the packets requesting bids have been sent out with a Feb 28 deadline for submission.

There being no further business the meeting was adjourned at 6:25pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

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