

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-April 10, 2023, Meeting**

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

OTHERS: Steven Hammons and Terie Velardi – POA Staff.

Call to Order: President, Cathy E. Gill called the April 10, 2023, meeting to order at 5:30pm.

Minutes - The minutes from the March 13, 2023, meeting were reviewed and approved by general consent.

Financials- Cathy reported that we are tabling the March and end of the year financials. Cathy reported that Hancock has a great deal on CD rates; 3 months for 5%. The Board discussed the viability of moving money into a CD. Given that we are at the beginning of the fiscal year and the annual dues collection provide ample cash available to place into a CD for 3 months without putting a strain on monthly operations. A motion was made authorizing Cathy Gill to move up to \$150,00 into a CD for 3 months. The notion was made by Meresa, second by Rebecca and approved by all.

Collections- Terie reviewed the collection report for March noting we collected 93% of the current years dues and 30% for the 2023-2024 annual year. Overall, for the 2022-23 year we collected 3-6% greater than previous years. For 2023-24 we collected 9% more than the previous year. The total of prior years' collection for 2022-23 is \$31,087, \$1,400 less than last year. In March we collected 23.68 in finance charges; \$5,000 for the year. \$410 in convenience fees. We collected 3 transfers and no access card. We collected \$100 in covenant violation assessments.

COMMITTEE REPORTS:

Covenants - Tabled until the May meeting

Member Comments -The board reviewed comments from members. A property owner responded to the letter that was sent regarding dog barking and disturbing neighbors. The property owner indicated that his son is living there and promised he would take care of the disturbance. The son came into the office shortly after receiving the phone call from the member and indicated that he is using a bark collar and will crate them when he is not there. We spoke to a former board member living in the vicinity who said it was 100% better, he barely hears them.

Another member in the vicinity was notified that their dogs were barking and disturbing the neighbors. The office discussed the situation with the members when they came into the office to pay their dues. They too, said they would address the situation.

A property owner received a "pending court" statement and called saying he purchased the property from the State, and they did not know they had to pay dues on the property. The office reviewed previous conversations with the owner in 2021 that in fact it was explained that they had to pay dues on the property. In 2021 he asked for and was approved for a payment plan. He made two payments in 2021 and none after.

Architectural Review -

The property owner who installed a wire mesh "modern" fence without approval or in compliance with the standards received a 30-day extension, requested another extension along with a request for a variance for his fence last month. The board granted the extension but denied the request for a variance. Subsequently, he is asking for another extension indicating he was taking care of a family member. He submitted a drawing indicating he would shield the wire fence with vertical "scrape" boards. After reviewing the newest proposal, the board indicated that his proposal was unacceptable. Matt was asked to follow-up with the member.

Grounds & Maintenance –

Pool- Duane noted that Steven secured the current stairs and should be fine for the current season. The pool opened this past Friday. MS Power replaced a light near the entrance to help brighten the area. Steven reported that it is slightly better but with the black asphalt it is still too dark to get good video. Duane will follow up with MS Power.

Treasure Point – Charlie reported that all is good at the point.

Tennis/Basketball Court – Steven is in the process of receiving bids to repair the gate and fencing at the courts.

City Update - No Report.

Security - Surge Protection – Steven reported the contractor has ordered the surge protection equipment to protect the cameras.

Ronnie indicated that the quotes for repairs to the tennis court gate were sent to the PC Police for their determination on charges to those who caused the damage. He has not heard back from the police on the status of the complaint. Ronnie to follow up.

Duane reported the new access system is working well. Duane is working with the contractor to install a light that would be lit when the pool is closed. This would be helpful when the pool is closed during normal hours for safety reasons.

Terie reported that currently we have 3 lifeguards on board for this year and we are looking for more.

PCI – Cathy reported the Club is hosting a crawfish cook-off on April 15th. The POA sponsored the Italian Socials on Good Friday. Duane and Lisa Glenn, Terie and Cathy represented the POA.

Community Involvement – The board discussed having a community clean-up later in the Fall.

OLD BUSINESS:

1. **Board Elections** – The process was reviewed noting that Ronnie Daniels, Charlie Reymond and AJ Pace are eligible to run for re-election and are not part of the election committee. . David Amoss has sold his property in Timber Ridge and is no longer eligible to serve. The process and timeline were reviewed, noting there are 3 – three-year terms and 1 one-year term for David Amoss position. The by-laws state that the election committee will find a minimum of 2 candidates for each open position. Therefore, 8 candidates are needed for the ballot. Currently we have 4 candidates.
2. **Condition of the signs at the Entrances** – Matt agreed to pressure wash the entrance signs.

NEW BUSINESS:

1. Cathy presented to the board that we need a process for back up camera coverage/extended video recordings for the security cameras. Steven reviewed the different capabilities of the internet and the stand-alone cameras. The board reviewed many possibilities including external hard drives, larger capacity memory storage. Including having a hot spot Wi-Fi for the stand-alone entrance cameras. Steven reported that the cameras need static IP. Steven will arrange an appointment with MM&R, Matt, Ronnie and Duane to determine the appropriate course of action and to have a back-up plan when Steven is not available.

There being no further business the meeting was adjourned at 6:50pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on Monday, May 8, 2023, at 5:30 pm inside the PCIGC Banquet Room.