

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-May 8, 2023, Meeting**

- PRESENT:** Cathy Eagan Gill, Meresa Morgan, Matt Schultz, , Charlie Reymond, Rebecca O'Dwyer, Duane Glenn and AJ Pace
- ABSENT:** Ronnie Daniels, proxy to Rebecca O'Dwyer
- OTHERS:** Brian Kett, Mike Morgan – Architectural Revie Committee. Misty Dienes, Steven Hammons and Terie Velardi – POA Staff.
- GUESTS:** Glenn and Iana Illich, Southern Paradise, Jamie Jones – Full Armour Homes
- Call to Order:** President, Cathy E. Gill called the May 8, 2023, meeting to order at 5:30pm. Cathy introduced the guests in attendance.

Southern Paradise (SP) owners Glenn & Iana Illich addressed the board and the architectural committee members present. Mr. Illich opened by re-introducing himself, his wife and Jamie Jones who is working with Southern Paradise on the new construction in Timber Ridge. He felt that meeting face to face is a better form of communication than e-mails where sometime things can be misconstrued. Between Southern Paradise and Full Armour they have over 20 years of construction experience on the Coast. Mr. Illich passed out a map of all of the properties SP owns in Timber Ridge stating they want to make a positive impact; one the community can be proud of. His second handout was one of the many designs they offer and ones that are being constructed in TR. Each of the designs allow for changes so the properties do not look “trackish”. With raised homes, there is not a lot that can be done to the pilings to vary the visual effect. Every set of plans that we have submitted to other communities have been approved by the City council, engineers, and building officials. We respect the fact the POA has their own regulations, and we would like to ask if there is a way to expedite the approval process. Our primary reason for this request is to facilitate the construction process. The water table is such that when it rains, we're dead in the water in breaking ground. Mr. Illich apologized upfront stating they sometimes do not have everything we ask for on their plans and asked if there is anything they can do to expedite the process. He went on to say that they have great working relationships with the Cities of Pass Christian and Long Beach building departments and if something is minor, they work with us. He gave the example of the POA requiring the location of the HVAC platform, which he considers to be minor. Can the plans be approved with caveat that we will meet your standards and resubmit the plans so we can keep moving.

Brian Kett, ARC addressed Mr. Illich's concerns noting that the one item identified as being minor is not what holds an approval up. When we look at a set of plans and there are shortcomings we reply stating so and expect a completed package to be returned. What can be done to speed things up is to send in a complete package. When it comes in piece meal, it will delay the approval process. The plans are rejected when it is not complete. SP has constructed a few home already and they are reviewed using the same process. Iana Illich asked about the process when it comes to front load parking. We have a few lots with mature trees that prohibit us from parking on the side of the home without taking the trees down. What is the process to acquire a variance from TR, we know what the City's process is, but we do not know the process in TR. Rebecca O'Dwyer, TR City liaison explained that is a City requirement and you would need to address this with them. TR does not have a restriction on front load parking. Iana also asked about colors. Brian explained that colors are part of our covenants, but generally we are flexible. It was also noted that generally lighter colors fair better in our climate as the fading isn't as noticeable. 5:45 pm the guest leave.

MINUTES:

The minutes from the April 12, 2023 were approved by consent.

FINANCIALS:

Meresa reported on the financials explaining March is the end of our fiscal year. She noted that we have \$640,000 in all of our checking, savings and CD accounts. We have \$125,000 in receivables from all past years that hasn't been collected. Meresa also noted that we did a pretty good job in collecting some of the older receivables. Property equipment line item has increased because we put the entire expenses from the new TP cottage and in March we depreciated the entire amount. That is why in the P&L you'll see our depreciation at \$80,000. Overall we came very close to what we budgeted for.

Meresa asked for approval of the financials for yearend 2022-23 so they can be forwarded to the accountants for final review. A motion to close out the 2022-23-year end financials was made by Rebecca O'Dwyer, second by Matt Schultz and approved by all.

Meresa continued to review April financials noting our cash is strong as it is the beginning of the year when we bill and collect annual dues. We have collected 66% of the 2023-24 annual dues.

Meresa discussed the budget that was approved in February and pointed out that in the budget we have broken down previous year by year. We noticed on the budget we have a line item for previous years dues for \$30,000 which essentially double counting. We have removed that which lowers what we are expecting to collect by \$4,500. Meresa explained that we need to approve the revised budget for the year and April financials. A motion was made to approve the revised budget was made by Rebecca O'Dwyer, second by Charlie Reymond and approved by all. A motion to approve the April financials was made by Rebecca O'Dwyer second by AJ Pace and approved by all.

Collections-

Terie reviewed the collection report for April noting that we collected \$117,000 of the current years dues. The \$117,000 along with the \$98,000 collected in March (pre-paid) we have collected \$215,600 or 66% of the current year's due. Compared to the last four years at 61%, 62%, 57% and 58% respectively. We sent statements to members who had past due balances prior to us billing for the annual dues which reminds folks there is more than just the current year \$290 dues owed. We collected \$1,800 in prior years dues, \$145 in finance charges, \$360 in convenience fees. 14 transfers, 4 access cards in April. We collected \$450 in covenant violations.

COMMITTEE REPORTS:**Covenants -**

Misty reported that she sent out CV letters for two lot maintenance, 2 vehicle/boat parking and one bulkhead maintenance. Misty thanked the board members who have been sending in e-mails updating violations. Several were resolved over the past month.

Member Comments

-The board reviewed comments from members. A property owner reported that they noticed a hole in the boat ramp. Duane noted that he too had the same experience. Steven to follow up. Teo members reported incidents where they reported it to the police. Police records are on file. No action required. A member living on Fairway noted that a boat was traveling at high speed in from of their home and asked if we had any video on it. It was noted that it would be impossible to determine which boat it might have been as the distance form the TP cameras and the property owners home is significant.

Architectural Review -

As a follow-up from April, Matt had attempted to speak with 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.

- AR rejected plans for a carport addition to a property on Country Club Dr. One of the concerns is the roof pitch. The addition attaches to the home and the roof is below the eaves thus minimizing the roof pitch to be below the POA standards.
- Plans for a Southern Paradise construction were approved.
- The driveway at the corner of Fairway and Briar Lane was approved and has been completed. –
- Another property owner has two lots and is requesting approval for an addition to the main property. The process is on hold until the property owner completes the lot combination process.
- A property owner on Youngswood loop received approval from the City to move forward with repairs in kind to the siding. A property owner on Fernwood had originally sent in a request to install a privacy fence in January. The review was on hold until the property owner could show where the two lots were combined. Subsequently, the owner requested to install the fence in front of the front sill of his home. The board rejected the request, and the property owner has sent in a plan to install the fence in line or behind the front sill and add a driveway. Currently the plans were rejected for being incomplete.

Grounds & Maintenance –

Pool- Duane followed up with MS Power regarding the dark area at the entrance to the pool. MS Power will add a LED flood light at the cost of \$16.99 per month. Duane also explained that he and Steven worked with our access system contractor to install a light with a timer switch that will lock the pool when it is closed for safety reasons. The light is red and is lit anytime the pool is closed.

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

Tennis/Basketball Court – Duane noted that the new steel, powder coated benches for the tennis courts have been delivered. A request has been made to have them anchored to the ground.

City Update - No Report.

Security - Surge Protection – Steven reported that the surge protectors are in, and he is in the process of installing them. Duane reported that the security cameras on Royal Oak need better lighting to be effective. He contacted Alderman Victor Pickich and made a request to the Police Chief. Cathy reported that the individuals responsible for the damage to the tennis court gate are going in front of a judge on May 31.

PCI – Cathy reported the Club is hosting a Trivia night and poker run. Details to follow. Cathy reported that the crawfish cook-off went well.

Community Involvement – No Report .

OLD BUSINESS:

1. Board Elections – Terie reported that the ballots will be out by May 11 and due into the office by 2:00pm on Friday June 9th.
2. **Condition of the signs at the Entrances** – Matt reported that he took the PCI and Mulligan signs down and gave them to PCI. PCI is going to have the PCI sign painted but has no plans to paint the Mulligan signs. Matt looked at pressure washing the signs and determined it was more than he was able to handle. Steven will procure bids from house washing or other contractors for a bid to clean the sign as well as the curbing around the signs.

There being no further business the meeting was adjourned at 7:00pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on Sunday, June 11, 2023, at 1:00 pm inside the PCIGC Banquet Room.