

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING – June 11, 2023**

The Annual meeting of the Timber Ridge Property Owner’s Association was held on June 11, 2023, at 1 pm inside the PCI Golf Club. The meeting was called to order by President Cathy E. Gill at 1:00 pm. In addition to the board 21 members were in attendance.

Board Members Present: Cathy E. Gill, President; Rebecca O’Dwyer, Secretary, City Liaison, Matt Schultz, AR Liaison and Duane Glenn, Pool/Tennis Court.

Absent: Charlie Reymond, Treasure Point, Ronnie Daniels, Security ,Grounds & Maintenance and A.J. Pace, Community Involvement

Also, in Attendance; City Alderman, Ward 4 - Victor Pickich, POA Staff – Misty Dienes Office Staff; Terie Velardi, Office Manager & Steven Hammons, Handyman.

Cathy E. Gill welcomed TRPOA members and introduced the board and staff. Cathy asked members who have questions to fill out the questionnaire card, leave it with the staff and the questions will be addressed as we cover the specific areas the questions relate to. Cathy acknowledged that there are 4 positions; 3 three-year terms and 1- one-year term on the board that will be filled as a result of the recent elections that will be announced at the conclusion of the meeting.

Cathy reviewed the past year noting that property transfer exceeded our expectations. We budgeted for 68 transfers and collected 126 last year to the tune of \$31,500. Over the past 5 years we have averaged 7 transfers per month, this year we averaged 10 per month. We were fortunate this past year with not getting hit by any storms. We budget \$15,00 every year as a contingency for storm repairs. Combined we had \$29,500 that helped us out this year as we managed to make improvements to stay within our overall budget and plan for the future.

For the fourth year the 2023-2024 dues remained at \$290 per lot. Cathy reported on capital improvements, noting we had to sand blast and paint the under carriages of the two cottages as well as replace tires to ensure the cottages were ready to be moved if there is a mandatory evacuation due to storms. The cottages are old MEMA cottages and are very large and moving them is very expensive. Not only do we move it out of harms way we have to return and restage it leveling the ground as well as the cottage(s). Due to the size and associated expense we sold the cottage at Treasure Point and built one that is smaller and more manageable. The old cottage required heavy equipment to move when storms were in the Gulf costing the POA upwards of \$3,000 to stage, move, return, and relevel it to the Point.

In addition, we continue to maintain and upgrade our security equipment. This year the cameras at the Point were struck by lightning resulting in us installing surge protection for the security equipment at the Point. This year we put our grounds and maintenance contracts out for bid. This includes the entrances, landscaping and grass cutting. Cathy noted that Charlie Reymond and AJ Pace, both from All Seasons recused themselves for the entire process. With respect to security Cathy shared with the audience that we continue to utilize off-duty Pass Police personnel to patrol the subdivision at varied times. We continue to work well with the Police department, providing them with camera footage when requested.

We held our community Halloween Trunk or Treat which is always a lot of fun. It was held underneath the club house and served hot dogs and drinks. The hayride is always a big hit for the children. We had a joint boat parade with Pass Christian Isles Assoc on Bayou Malini. Our annual holiday decorating contest was a lot of fun this year. 29 homes participated. The POA sponsored a

Friday night dinner for PCI Italian Open garnering a lot of good will and interaction with the membership.

Cathy concluded by thanking all of those who participated in one fashion or another. She introduced the POA treasurer, Meresa Morgan.

Meresa noted that Cathy reviewed many of the highlights from the last year. She directed the audience to the graphs at the back of the room for their review. Meresa continued her review noting that we budget \$387,000 income primarily based on our annual dues, based on 1100+/- properties along with some ancillary income such as transfer fees, late fees, covenant violation assessments. Overall, we had \$410,000 in income and our normal expenses running around \$325,000 and of course we had some capital expenditures that Cathy reviewed which came in at \$63,000+/- . We are happy to say that our collections on our dues in running around 93%. Which is greater than the previous years. Overall, we did great in staying within our budget and were able to put this years budget together without increasing dues. Meresa noted anyone with questions and wanted more details she would be available at the end of the meeting to answer them.

Duane Glenn opened by saying that he has been working very closely with the staff and acknowledged their efforts and the work they do in support of the POA. Much of what they do is behind the scenes and is critical to our success as a board and the Association as a whole. Duane continued to explain our access system to utilize POA amenities that are available to members in good standing. Duane explained that we have 1,347 access cards in our system. With an IT background the staff quickly asked him for assistance in cleaning up and streamlining the security access card system. In conjunction with the staff, we were able to clean up our records and simplify the process. With our new system, Door King, we recently installed the software at the pool and now both areas utilizing the same system. We placed everything in the cloud which allows us access to data and operational functions from anywhere using the internet. If we have a storm, we can remotely hold open the gate at TP to allow folks to move their boats. If we experience environmental conditions such as lightning that require us to lock the pool, we can do it remotely. In addition, we looked for a way to let people know the pool was closed. In the past if the pool was closed due to lightning the lifeguards would use a bicycle lock on the gate. This worked great until the storm passed and it was once again safe to swim, the bike lock remained in place until the next lifeguard on duty came in. In order to facilitate a more user-friendly system we installed a red light at the gate directly above the swipe card reader. When the pool is closed the red light is on. When a storm passes, we can remotely unlock the gate, the light goes out and the pool is open once again.

Duane acknowledged the lifeguards noting that although there is shortage of lifeguards nationally, we are incredibly fortunate this year to have fine young adults. We have 6 in all, 3 live in the subdivision, 3 are working towards their eagle scout designation. All are incredibly responsible, they ask good questions, have good decision-making skills and most importantly they are respectful while enforcing the pool rules.

Daune spoke to the security cameras at the pool. Often times kids will hang out around the pool waiting for opportunities to enter when the pool is closed. We have cameras right at the entrance, but the lighting was lacking. We met with MS Power, and they suggested putting in a flood light on an existing pole that has lit up the area. We added ne benches at the tennis / basketball / pickleball courts. We have a large number of folks moving here and for good reason. All in all, we have a G R E A T neighborhood, y'all should be proud.

Cathy introduced Alderman Victor Pickich. Victor thanked the POA for working well with him and the city. He went on to explain some of the drainage projects. With all of the new construction we are experiencing additional drainage issues. He is working with the city code office to help mitigate some of the issues with additional drain basins being added. He briefly discussed blighted properties, noting we do have a few in Timber Ridge that he again is working with the code office. A member

asked specifically about the house at the entrance of TR Blvd and North St. Cathy shared that unfortunately at this time there is nothing we can do about it. The property owners are deceased and did not leave a will. In addition, they took out a reverse mortgage, so the property falls under HUD. It has not been foreclosed on as of yet and is only under HUD's custodial care parameters which means minimal maintenance to the yard.

He also discussed kids on golfcarts noting the police will stop them and offer to bring them home. If you are required to have a car seat in your normal vehicle you are required to have one on the golf cart. With respect to speeding, especially on Royal Oak from Henderson Ave driving through the subdivision. Some are those looking to bypass the school zone but most of our problems are with the Fed Ex and UPS drivers. Victor explained road conditions noting that with all the new construction heavy equipment trucks have compromised some of the areas which are being addressed.

Questions / Comments from members

Sidney Barnes, Royal Oak discussed the speeding on Royal Oak and asked Alderman Pickich to do more in support asking the police to enforce the speed limit.

Frank Pringle, Fernwood Dr. asked to have the Short-Term Rental Regulations and Rules explained. Rebecca O'Dwyer explained that Timber Ridge has one set of regulations, and the City has their own. The city regulations are city wide which includes Timber Ridge. In Timber Ridge if you are a regular resident, you are given 30 days to resolve a violation. If the property is designated a short-term rental the property owners are assessed for covenant violations immediately, per violation, per day. We ask members who are experiencing disruptions from short-term guests to contact the police so there is a record of the incident. The City has its own regulations which require you to have a permit to operate a short-term rental. The city will come out and inspect the property, tell you how many residents can stay. The fire department and code officials inspect the property, and they sign off. The City requires a property manager to be available 24/7 and be within 25 miles of the STR.

Mr. Pringle offered information on a free service for boater safety checks. The US Coast Guard Auxiliary provides a free vessel safety check. The contact information is USCHIPS@cox.net to schedule an appointment.

Election Results- Duane reported the results from the 2023-24 board elections. He reported we had 7 members putting their name in to run this year. They are; Sidney Barnes, Ronnie Daniels, Justin Jones, AJ Pace, Billy Perez, Steven Rayes and Charlie Reymond. Everyone on the committee pitched in to secure the slate. We had 890 individuals voting representing 1120 lots. 644 members or 72% of the total number of members were in good standing and sent ballots. 151 members responded, representing 192 lots or 23.5% of those receiving ballots were returned. This year we have 4 openings, 3 three-year terms and 1 one-year term. After counting the votes, the top three candidates receiving the most votes will serve three-year terms. They are Charlie Reymond, Ronnie Daniels and Steven Rayes. The person receiving the next highest number of votes will serve the one-year term. That person is Justin Jones. Duane thanked all those who ran for board and those who took the time to cast their vote.

There being no other business the meeting was adjourned at 2:00 pm