

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–September 11, 2023, Meeting**

PRESENT: Cathy Eagan Gill, Meresa Morgan, Matt Schultz, Charlie Reymond, Duane Glenn, Steve Rayes, Justin Jones, Ronnie Daniels and Rebecc O’Dwyer.

ABSENT: Ronnie Daniels

OTHERS: Misty Dienes, Steven Hammons and Terie Velardi – POA Staff. Mary Jones, CV Officer

Call to Order: President, Cathy E. Gill called the September 11, 2023, meeting to order at 5:30pm. The board met with the new covenant compliance officer. Cathy acknowledged MJ as having worked with the POA in the past and is familiar with the subdivision and the POA covenants. She is a subcontractor and not on the POA payroll. She will follow the covenant procedures as established by the board and will work closely with the POA staff and Matt Schultz, board covenants coordinator.

MINUTES: The minutes from the August 14, 2023, meeting were reviewed with a motion to approve by Rebecca O’Dwyer, second by Meresa Morgan and were approved by consent.

FINANCIALS: Meresa reviewed the August financials with the board noting we’re in a good cash position with \$819,000+/- available. We still have 121,000 +/- in AR. From a budget YTD we’re behind \$35,000+/- in what we estimated in collections. Compared to the prior year we’re only \$6,000+/- behind. The office continues to pursue collections from members with past due balances. Expenses for August are in line. The financials were approved by consent.

Collections- Terie reviewed the collection report noting that although we collected for money this year compared to last year; \$290,000+/- vs \$283,000 we are slightly behind collecting this year’s dues relative to the amount billed (82.4%) compared to last year for the same period (84%). Collections of previous years dues trails last year’s collections \$6,000+/- vs \$16,000. Last year was an exceptional year recording a 94% overall collection for the 2022-23 year. We collected \$109 in finance charges, \$10 in convenience fees, and \$55 for a bounced check. We collected 11 transfers; were fair market sales with one going from a company name to an individual within the business, bringing our monthly average to 11.4. We collected fees for 6 reactivation or replacement access cards. \$1,050 was billed in covenant assessments, none waived and collected \$600.

COMMITTEE REPORTS:

Covenants - Cathy noted that during the covenant workshop the subcommittee proposed all board resolutions that include any changes since the publication of the amended declaration of restrictive covenants in 2016 be placed on the POA website. She noted that we have board policies that need to be put into board resolution format. Four policies were reviewed and discussed and placed in a resolution format by consent. The four policies are driveway surface, wire mesh-modern style fence, roof pitch-non-HVAC / Dormers, lot combination assessment. In addition, the short-term rental resolution will be added to the website.

Member Comments –The board reviewed comments from members. The two comments for the month deal with objections to covenant violations: driveway surface and wire mesh-modern style fencing. The board reiterated their position on the driveway surface. Matt met with the property owner regarding wire mesh-modern style fencing noting the property owner will be making the necessary adjustments to become compliant.

Architectural Review – The board reviewed AR cases. There was a total of nine cases. One new construction, three fences and one widening of stairs were all approved. Two of the remaining have been open items for some time. The board reviewed and directed the office to send covenant violation assessments to both parties. The board reviewed the ongoing case regarding the member’s interest in building a carport and the City and POA regulations. The other cases are new requests and remain open.

Grounds & Maintenance –

Playground Equipment - Cathy reviewed the quote for the shipping and installation of the playground equipment. She reminded everyone that the equipment is under warranty and there is no charge for replacement pieces which would have cost us over \$4,000 if it was not covered under warranty. Freight costs are \$950.00, and the installation costs quoted at \$1,800.00. It was noted that All Season’s can handle the removal of the damaged pieces and install the new equipment for \$300 per location.

Pool- SAC

Duane noted that he has been monitoring the transactions for each location. He noted that the antenna at TP is being adjusted to hopefully provide better communication. The lifeguards have finished for the summer. The pool closes October 31st.

Supplemental Improvement list – Matt indicated that we are chipping away at the list and are tweaking some of the pool drainage items. The broken concrete benches at the pool pavilions have been removed. The replacement of damaged trees with shade trees is on hold until the fall when the weather is more suitable for planting.

Treasure Point –

Last month the board approved enhanced landscape maintenance at TP which included fill, trimming of palms and grading the limestone. Everyone on the board noted that TP is looking great. It was noted over the weekend someone had run into the gate at TP. The individual called the office to let us know and understand they are responsible for the repairs. Steven noted that our vendor who handles the fence and gate will be coming by and provide us with a quote.

Tennis/Basketball Court –No Report.

City Update - No report.

Security - Rebecca reported that there was an incident at a long-term rental on Royal Oak where the police were called. The situation was handled without incident.

PCI – Cathy reported the kitchen is opening and going well.

Community Involvement – Meresa reported that we will be hosting the Halloween Trunk or Treat on Tuesday, October 31 at PCI. We will provide hot dogs, candy & chips. We will have hayrides and a contest for the best decorated trunk.

Entrance Condition- Steven & Meresa reviewed the entrance project noting it’s looking a lot better. The German Schmear has been completed. Members of the board and other POA members have commented on the improvement. Replacement lighting is being researched along with Christmas decorations. Justin asked who was responsible for trimming the oak tree limbs on TR Blvd. All Seasons maintains the canopy on the crepe myrtles on the green space and the city maintains any encroachment of limbs over the city streets. Meresa asked about the directional sign to the POA and PCI at the corner of TR Blvd and Royal, noting that it is looking shabby. Meresa asked if the POA wanted to paint these signs. Steven noted that we painted the arrows in the past but have now faded. Cathy asked Steven to get quote(s) to clean up these signs. Meresa and Charlie will get together to discuss landscaping changes and options and report back to the board.

OLD/ BUSINESS:

1. Capital Improvements / Member Survey Meresa noted that she, Matt, Duane and Rebecca will get together in a workshop to come up with a 1-, 3- and 5-year plan.
2. Remote access for cameras, etc. Steven Rayes reported that he, Steven and Duane interviewed two vendors. One proposal provided utilizes top notch equipment however the one drawback is that they solely use solar power with a 10-hour battery backup. We would lease everything from them, they would maintain the equipment. Steve noted that from everything he has read and the folks he interviewed who use this system have not had any issues with the equipment or service. Steve explained that still videos are common where the equipment snaps so many frames in a millisecond and the software stitches them together. The purpose behind that is that it provides a better focus on the viewed items. Unless you know this, it appears that it is a direct streamed video. A second company from Biloxi was interviewed who has a very good product. They utilize ALPR – auto license plate readers that are especially useful at entrances and exits. The associated software package is comprehensive and will assist when the lighting is not perfect or when the cameras are obstructed by bright lights. Both companies software packages include a dispatch piece where data can be sent directly to law enforcement. The cost estimate was rather broad, and Steve noted that they will drill down further on the costs & report back.

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 Monday, October 9, 2023, at 5:30 pm inside the PCIGC Banquet Room.