

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MINUTES–October 9, 2023, Meeting**

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

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

**GUESTS:** Jason McWhorter, POA Member, Holly Point

**Call to Order:** President, Cathy E. Gill called the October 9, 2023, meeting to order at 5:30pm. She introduced Jason McWhorter, Holly Point Dr.

Mr. McWhorter addressed the board and asked for a variance to the requirement on the location of his fence to be in line or behind his front sill. A year ago, Mr. McWhorter was given permission to develop his vacant/adjacent lot into a large parking area for his boat and trailer with the stipulation that the area would be screened with from view with a privacy fence. Mr. McWhorter explained his reasoning, noting that when he purchased the lot the previous owner had cleared the lot. The board asked questions and reviewed potential alternatives to the privacy fence. The board thanked Mr. McWhorter and told him the office we would be in touch with their decision the next business day. 5:45

After Mr. McWhorter left the board discussed the merits and the need for the board to be consistent with the POA covenants. The board voted to maintain their position of their initial position of having the privacy fence installed at or behind the front sill of his home to shield the large parking area from the street.

**MINUTES:** The minutes from the September 11, 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 September financials with the board noting we’re in a good cash position and very close to our budget. We are still working on collections and are a little behind where we were a year ago. Meresa noted that we added a line item, G&M misc for the entrances and Holiday decorations. The financials were approved by consent. Cathy and Meresa reported that one of our CD’s is maturing on November 3. Currently the bank is offering a 5.4% for 11 months. A motion to rollover the CD was made by Rebecca, second by Meresa and approved by all. Further discussion on how best to capitalize on our investments along with capitol improvement projects was briefly reviewed and will be discussed within the upcoming months.

**Collections-** Terie reviewed the collection report noting that this year compared to last year we collected 89% for the year 2023 and we are at 90% this year. We collected \$340 in finance charges, \$24 in convenience fees. Terie noted that every month we add approximately \$750 each month in finance charges to our AR. We collected 9 transfers; all were fair market sales bringing our monthly average to 11.5. We collected fees for 3 reactivation or replacement access cards. \$850 was billed in covenant assessments, none waived and collected \$900.

**COMMITTEE REPORTS:**

**Covenants -** It was noted that our covenant compliance officer has been working closely with the office and has made great strides in surveying the subdivision. The board reviewed the covenant report. 30 properties are listed with 21 first notices or friendly reminders were sent; 4 2<sup>nd</sup> notices carrying a \$100 assessment; 1 third notice at \$150 and 4 subsequent notices at \$100 each. Misty noted there are 18 additional vacant lots that don’t have addresses and need further follow-up.

**Member Comments** – The board reviewed comments from members. One member sent in an e-mail acknowledging the board’s efforts and commented on how great the entrance signs look. Another member, neighbor of 100 TR Blvd asked about the status of the home. The office shared the process the POA has taken to get this resolved and gave the member the HUD contact information. It was noted that the city is also looking into the house and has tried to communicate with HUD. The property is still in the deceased member names. It has not been foreclosed on.

**Architectural Review** – The board reviewed AR cases. There was a total of seven cases. Four were resolved including a carport, materials in kind to an outbuilding, privacy fence and 4-foot fence. The open items are both new construction; one was denied as construction was begun prior to submitting plans to AR and the pilings in place do not meet the POA setback requirements. The second is ongoing awaiting clarification from the property owner on 2 additional requirements. The board reviewed a project on Forest where AR had denied the project questioning the setbacks and as it was an incomplete submission or there lack of, of a child’s treehouse constructed on the property owner’s adjacent lot. The board reviewed the pictures noting there is tire swing and benches adjacent to the treehouse. The BOD approved the project for the treehouse.

**Grounds & Maintenance** – Steven reported that MS Power has replaced light poles in the median at TR Blvd.

**Playground Equipment** - It was noted that the playground equipment is on site but requires a special tool to complete the project. We are expecting the tool in within the week and once received the stairs at both playgrounds will be replaced.

**Pool- SAC** Duane noted that all is good. There are a few glitches, but we are able to address them when they occur. Overall, the system is working fine. The pool closes October 31<sup>st</sup>.

Supplemental Improvement list – Matt indicated that there is one small item to be addressed; the hose bib at the NE corner appears to have a temporary strap and simply needs to be made permanent. The replacement of damaged trees with shade trees is on hold until the fall when the weather is more suitable for planting. Other than that, the list is complete.

**Treasure Point** – Steven reported that we are following up with the individual who damaged the gate at TP. The contractor got us a bid is extremely busy and it will be a several more weeks before they can get to fixing it. In the meantime, the posts have been straightened as best as possible and the gate is operable. Terie noted that the individual has turned in the incident to their insurance company. The insurance company is asking for two bids. The board noted that we will have our fence/gate contractor do the work and the insurance company can address their coverage with their customer.

**Tennis/Basketball Court** –No Report.

**City Update** - The office received a call from alderman Pickich about the water bills. It appears that the company that installed the new meters did not coordinate the service and as a result everyone’s water bills are substantially higher than should be. Property owners are to communicate with the water department, and they will inspect the meters and make adjustments accordingly.

**Security** - No incidents were reported, and all appears well. Remote access for cameras, etc. Steven Rayes reported that he Duane and Steven reviewed the two proposals and feel that Loxicom meets our needs better as they are local and service personnel readily available. Steven directed everyone’s attention to the proposal noting it provides a complete overhaul of all of the cameras in Timber Ridge. The quote is

inclusive of taxes, title, installation, licensing. The quote is subject to change based on if we use all new cameras or incorporate some of the ones we already have. Additional costs would take into consideration the cost for additional services from SparkLight. We currently have two locations already set up with SparkLight, TP & pool along with the 6 additional locations we will have a total of 8 locations. The monthly recurring costs is approximately \$1,000. The board discussed setting up a pilot program with 2 cameras including TP and one entrance. Once we see how it works, we can discuss further use. Duane noted that after speaking with the Loxicom representative he feels they will set up a pilot for us without having to purchase anything upfront. He noted that we will need to install service from Sparklight at these other locations anyway, so we can start there. The board approved the committee to pursue the necessary steps to establish the pilot program. Cathy thanked the committee for their efforts and noted that we have come a very long way from when we had contracted security service for \$30,000+/year and did not receive the kind of coverage we are expecting with the new system.

**PCI -** Cathy reported starting on Wednesday, October 18th fried/baked chicken buffet starts up.

**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 & water. We will have hayrides and a contest for the best decorated trunk. The board approved a \$50 certificate to Mulligan's grill for the winner.

**Entrance Condition-** Steven & Meresa researched and ordered replacement lighting. Steven installed the new lighting at all three entrances. The Christmas lights/decorations have come in.

#### **OLD/ BUSINESS:**

1. Capital Improvements / Member Survey Meresa noted that she, Matt, Duane and Rebecca got together in a workshop to discuss potential capital improvements. The committee brainstormed and have come up with 5-6 items they felt would be beneficial to the POA over the next 5 years. They are working on gathering estimates on all of the items and will report back. Currently we are addressing the landscaping at the entrances. Meresa sat down with All Season's to devise a plan that will enhance the signage and overall look at the entrances. The plan includes removing existing groundcover and tiering the new plants including year-round and seasonal coverage as well as LED lighting. It will include adjusting the irrigation to meet the needs of the new landscaping. The budget for all three entrances is \$15,000. In a separate quote we are looking to remove the Bradford pear trees at the entrances and adding trees at the pool. The committee also shared other possibilities which included use of the three Fairway lots, splash pad and shade at the pool. A motion to allocate up to \$50,000, which includes the entrance project as well as the security camera project, for capital improvements for the current year was made by Rebecca, second by Meresa and approved by all. With the current projects already identified the committee feels that a member survey will be done later as needed.

There being no further business the meeting was adjourned at 7:15pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

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