

TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING – June 9, 2024

The Annual meeting of the Timber Ridge Property Owner's Association was held on June 9, 2024, 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 18 members were in attendance.

Board Members Present: Cathy E. Gill-President; Matt Schultz-Vice President, Covenants; Meresa Morgan-Treasurer; Justin Jones - AR Liaison; Ronnie Daniels, Security; Duane Glenn, Pool/Tennis Court and Steve Rayes-Member Liaison, Security.

Absent: Charlie Reymond-Treasure Point; Rebecca O'Dwyer, Secretary, City Liaison

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 3 positions; 3 three-year terms, that will be announced at the conclusion of the meeting. Cathy noted that her term was ending this year and while she enjoyed her time on the board, she did not seek reelection. She thanked the current board and previous boards for their commitment. She encouraged everyone to consider serving in one capacity or another, whether it's on the board or on a committee.

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. Our annual holiday decorating contest was a lot of fun this year. 27 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 she has been the treasurer for the last two years. She directed the audience to the graphs at the back of the room for their review. Meresa continued her review noting that we budget \$346,000 for dues and finished with \$345,000. We budgeted \$17,000 for transfer fees and collected \$28,000, noting the increased in new construction in the subdivision. We also budget \$15,000 every year for storm repairs in the event we have another Zeta. Fortunately, we have not had to use it for the last couple of years. WE also budgeted for an excess in income of \$5,500 and finished with \$20,000 in excess. As for capital improvements we are in the process of improving our security cameras and software to enhance our security system. Another project which you will have seen is that we updated our entrance signs. We resurfaced and painted them along with new lighting and landscaping. We removed trees that had issues and replanted new trees. We purchased new holiday decorations for the entrances. In addition, we cleared some lots owned by the POA at Henderson & Royal and are planning to plant grass so we can keep it mowed. Three lots on Fairway that border the golf course were also cleared and as an added bonus helped with the drainage for PCI. We also made some major repairs to the bulkhead at Treasure Point. A capital improvements committee made up of the board members has been formed to look at additional ways to improve the community experience. We approved our budget for the current year, 2024-25 that is very much like last years and we were able to do so without increasing our annual dues. This is the 5th year in which the dues have remained the same. We will be reviewing our expenses and needs throughout the year and will look at next year's assessment in January and February of next year in order to keep up with

the maintenance and improvements that may be needed. Meresa opened it up for questions and reminded folks that the financials are posted in the back. There being no questions Meresa turned the meeting over to Matt Schultz to address covenants.

Matt introduced himself and explained that covenants, albeit necessary, can be a thankless job. We try to be as fair as possible taking each case on it's own merit while following the covenants. We moved to having one person survey the community as opposed to diving up the area for the 9-member board's review. The board still reviews covenant violations monthly as well as individual concerns that may come up. Matt and Cathy addressed a question from Mr. Muir on Kelly Cove. Mr. Muir asked for clarification on the parking of recreational vehicles on a lot, specifically the materials and definition of a driveway. He asked if the board resolutions pertaining to this are amendments to the covenants. Cathy explained that amendments to the covenants have to be brought in front of the entire membership for a vote. In this case the board resolution is meant to clarify the covenant and is appropriate and well within the board's prevue. Mr. asked that the board bring it to the general public through an amendment process. Cathy explained that it is a lengthy process, the last time the POA amended the covenants it took 3 years. Matt reiterated that the board is not looking to single out any one individual. That he himself had to install a gravel drive with an industrial liner 6+ years back and it did not harm any of his surrounding plants or trees.

Cathy asked Ronnie Daniels to address our security. Ronnie introduced himself and said fortunately we don't have a lot to be concerned with. With the use of security cameras and our off-duty patrol all is working well and we have had a very quiet year.

Duane Glenn reported on the pool, tennis courts as well as the new security software & cameras that are being upgraded. Duane reported that with the help of the staff our pool, equipment and lifeguards are being managed and working out well. We have a new pool service contractor who is continuing to address any black mold that appears as well as maintain and upgrade our pool system equipment. We have 6 lifeguards this year with 5 returning from last year. They work between Memorial Day through Labor Day. The pool is open from 6:00am to 10:00pm. At 10:00 the pool is locked, and the red light comes on. Lifeguards are able to close the pool when lightning is within 10 miles of the pool and again the red light comes on. When you see the right light lit, it means it's either after hours or there is lightning in the area. The only issue we have had is with our key card system. It is cloud based and on occasion it does not function efficiently. If you have an issue, we ask that you call the office, and we will address your concerns. Every year as school lets out and the weather is nice, we have kids wanting to swim and jump the fence. We understand that kids will be kids however, this dangerous and someone can get hurt. Duane opened it up for questions. A member asked why short-term rental customers (renters) are allowed to use the pool. Cathy explained that the owner of the house is eligible to have access cards to the POA amenities. If the owner chooses to offer this to their renters, then it is allowable.

Duane addressed a question from Lawrence Strout on Redbud Way. Mr. Strout asked why we do not have the tennis courts locked. Duane shared that this decision was made before he came on the board and is in total agreement with the decision to leave them unlocked. When the courts were locked one would climb the fence and let their friends in. During the time when the courts were locked, we experienced damage to the fence, net and courts. When we opened them up the damage was mitigated!

Duane addressed our security technical systems. We hired a consultant to look at our systems and are doing a great job. They do not try to sell us anything, only make recommendations and identify possible solutions to our concerns. They assessed our cameras as being top notch but were not connected to one central location where we could easily review them without having to travel to each

camera location. We upgraded our software and added 4 license plate cameras to our entrances. We added more recording capability. We also synchronized our software with our access key card system which has allowed us to connect the dots on who, what, and when an issue occurs. If there is an incident and you can give us a date and time, we can research the issue with ease and take appropriate action. Overall, we are 95-99% complete with this process and are very happy with how it is functioning.

Cathy introduced Alderman Victor Pickich. Victor thanked the POA for working well with him and the city. Victor updated the POA on the disposition of the property at the entrance of Timber Ridge Blvd and North St. Victor reported that the City has a new code enforcement officer who has been in touch with HUD regarding this property. In addition, he has reached out to our US Representative for their contact and support is getting answers. The long and short of it is that the City is taking the necessary steps to inspect and if warranted, tear it down. Victor also addressed infrastructure needs and repairs in the subdivision.

Election Results- Duane reported the results from the 2024-25 board elections. He reported we had 8 members putting their name in to run this year. They are Allen Boudreaux, Christian Charlton, Ginger Flowers, Justin Jones, Gary MacDonald, Billy Peres, Matt Schultz and Blaine Stiger.

After counting the votes, the top three candidates receiving the most votes will serve three-year terms. They are Ginger Flowers, Justin Jones and Matt Schultz. 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