

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-July 8, 2024, Meeting**

PRESENT: Meresa Morgan, Charlie Reymond, Rebecca O'Dwyer, Ronnie Daniels, Steve Rayes, Duane Glenn, Matt Schultz, Justin Jones and Ginger Flowers

OTHERS: Steven Hammons and Terie Velardi – POA Staff

The July 8, 2024, Timber Ridge board of Directors meeting was called to order by President Meresa Morgan at 5:30.

MINUTES: The minutes from the May 13, 2024, meeting were reviewed with a motion to approve by Rebecca O'dwyer, second by Ginger Flowers and were approved by consent.

FINANCIALS: Meresa reported on the April, May & June Financials. She went on to review the June financials as they are inclusive of the April and May activity. Noting we are \$13,000 behind what we budgeted. This is mainly due to pool maintenance and removal and replanting of trees. We are at \$855,000 in cash and \$121,000 in receivables. As collections proceed we will be closer inline to our budget. A motion to approve April, May & June financials was made by Rebecca O'Dwyer, second by Ronnie Daniels and approved by all.

Collections- Terie reviewed the collection report noting that we collected 78% of the 2024-25 annual dues. Terie reviewed the process including collection letters that will lead to court action if necessary. We collected \$2,610 for the previous year; 2023-24 bringing that total to 96%. Terie noted that it used to take us 2-4 years to reach 95% for a specific year. We collected \$62 in May and \$455 in June in finance charges and \$294 and \$145 respectively in convenience fees associated with payments made via credit or debit cards. We collected \$123 in court fees. We had 10 transfers in May and 5 in June. We collected fees on 6 and 10 access cards respectively. Nothing was billed in May and \$550 was billed in June for covenant violations. \$300 was collected in May and \$100 was waived in June.

COMMITTEE REPORTS:

Covenants - Reports were sent to all board members and the board reviewed covenant violations. Properties included 100 TR Blvd, the corner of Royal Oak and Sycamore St. and Forest St. Rebecca will follow up with the city regarding life safety issues.

Duane reported that we asked our consultants to assist us in streamlining our covenants and architectural review processes. They recommended we investigate software that already in existence. Many have integrated financial packages. They offered one for us to review and we found another that utilizes quick books. Together with the office staff, Meresa and Duane we will be researching our options and will report back next month. In general, the community software programs streamline covenants and architectural elements, including mapping and member portals.

Member Comments - The board reviewed member comments. The property owner on Poplar Point who rebuilt her home called to let us know that the contractors who had been using the neutral ground to stage their equipment have moved the equipment and have repaired any damage. Our lawn care contractor confirmed that the neutral ground is in good condition to cut and be maintained. The board discussed the property owners who are insistent on wanting a different answer than the one they have been given by the board regarding the location of a new fence. Once again, the board confirmed their decision. A Realtor for the property owners of the lots at the corner of Orange and Henderson where the POA entrance sign is called and asked if the property owners were to sell the lot could they request to have the sign removed. Terie spoke with the Realtor and explained the situation, essentially telling them that the easements were agreed upon by a previous owner, are tied to the property and have been recorded with County.

Architectural Review – The board reviewed a specific case in which the contractor of a property owner submitted plans for a fence that started at the subject property front sill and extended to the neighbors front sill, which is in front of the subject's front sill. The documentation originally submitted was acceptable for review but appears to have been misleading relative to the scale and positioning of the two properties. The board asked the office to communicate with the property owner explaining the situation, referencing similar and recent requests and direct an adjustment to the fence. Six requests for review were made. Four of the six were for fences and the other two were for a ribbon drive and new construction. 5 have been resolved. One request for the site plan, specifically parking at the end of Ridgewood Drive is pending approval from the board. The parking pads are located in front of the home. A motion to approve the parking pads with the stipulation, per the covenants that no recreational vehicles, trailers, boats, etc. are to be parked there was made by Matt Schult, second by Rebecca O'Dwyer and approved by all

Grounds & Maintenance –

Hackberry Lots - The board discussed and asked about the delays in completing the project to the lots on Hackberry. It was noted that initially the contractor had some issues getting permits from the City and weather conditions have not been conducive. Matt will follow up.

Pool Duane and Steven reported that there was a backup at the grinder pump, WIPSCO was notified and dug out and cleaned the drainage at the street. Steven reported on the needed repairs to the coping and cracks at the NW side of the pool. We have a meeting with Blue Water Leak detection on Wednesday to determine the scope of the leaks at the pool. Steven reported that we have had issues for a long time with the pool leaking.

Steven reported that our lifeguard was in the cottage when two boys entered the pool, one jumping the fence. The lifeguard stopped them, got their information and escorted them out of the pool area. Subsequently we cut off the access cards and notified the property owner. It was noted that the posts supporting the barbecue pits are rusting out. It was decided to replace the posts.

Treasure Point – No Report

Tennis/Basketball Court –No Report.

City Update - Rebecca reported on 100 TR Blvd, noting that the garage storage area has been demolished and removed. The city continues to pursue communication with HUD. The city came through and cut branches that were overhanging at Royal and TR Blvd.

Security - No issues were reported.

PCI – No Report

Community Involvement – No report

OLD BUSINESS:

Security camera upgrade - Duane noted that all is going well

NEW BUSINESS:

Pool Cottage/Other: It was noted that in the event of an emergency evacuation we do not have a current contractor available to do so. Steven will follow up and report back. The question of replacing the existing cottage with one similar to the new cottage at Treasure Point was discussed. Matt will review the RFP from the TP project with recommendations.

There being no further business the meeting was adjourned at 6:40pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on August 12, 2024, at 5:30 pm inside the PCIGC Banquet Room.