

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-September 9, 2024, Meeting

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

ABSENT: Ronnie Daniels

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

The September 9, 2024, Timber Ridge board of Directors meeting was called to order by President Meresa Morgan at 5:30.

GUESTS: John Buzzell, James Brown & Dean Bryson Lots 14-17 Palmwood Dr.
Meresha welcomed Mr. Buzell and his partners. Mr. Buzell thanked the board for the opportunity to address the board. He noted that he and his partners are in the process of purchasing four lots on Palmwood Dr. consisting of 3 parcels: Lots 14, 15 & combined lots 16 & 17. He explained that they are interested in building 4 homes, 1 each on the four lots. Given the current size of each of the lots which have been altered due to the loss of land over the years at the water's edge the lots present challenges to meet setbacks, etc. Mr. Buzell asked the board for guidance relative to the current lots sizes and the POA vs City setback requirements. Mr. Buzzell presented 3 site plans of the 4 lots with the different setbacks indicating the available land mass available to build upon. The first reflected the current situation, the second was the proposed re-subdivision utilizing the POA setbacks and the third with the city setbacks. The board shared that the rear setback is determined from the property line not the current waters edge, hence offering a bit more flexibility to the rear setback requirements. Mr. Buzell and partners acknowledged that this was very helpful, and they would use the actual property line for the rear setback requirement.

The partners indicated that they are interested in and requested POA approval to first, split lots 16 & 17 and the re-subdivision of the lots shifting the lot lines between, 14/15, 15/16 & 16/17 to allow for suitable building areas on each of the 4 lots. They presented a design of the type of homes they are interested in building. The board also noted that variance requests are allowed but not necessarily approved. When a variance request to setbacks is made that neighboring property owners that are directly affected will need to be in agreement for such variances.

Mr. Buzell, Mr. Brown and Mr. Bryson thanked the board for their assistance and left at 5:30

The board briefly discussed the project. A motion to allow the splitting of lots 16 & 17 and the shifting of lots lines between 14/15, 15/16 and 16/17 AND that variance requests to each property would be considered on their own merits. The motion was made by Ginger Flowers, second by Matt Schultz and approved by Directors Jones, Schultz, Flowers, Glenn, Rayes and Reymond. Rebecca O'Dwyer recused herself as she sits on the City's planning and zoning and does not want the appearance of impropriety on either role as a director and member of the city's P& Z board.

MINUTES: The minutes from the August 12, 2024, meeting were reviewed with a motion to approve by Rebecca O'dwyer, second by Steve Rayes and were approved by consent.

FINANCIALS: Justin reviewed August financials noting that year over year we're slightly behind. The salary line item is slightly higher and is due to the summer employment of lifeguards. Security cameras and transfer fees as well. Camera expenses include the upgrades recently made and transfer fees is more of a timing issue. It was noted that transfers vary month to month and that over the last four years we averaged 10 transfers a month. Justin went on to discuss the interest on our cash accounts and suggested that we look at alternatives to

gain greater interest on these accounts. It was noted that we have cd maturing on October 3rd and a decision on its disposition needs to occur prior to then. The current available rates for certificates of deposit were discussed. In the past the board has staggered the CD's out so that they were not maturing at the same time. Justin explained the smart thing is to review all of our cash accounts and ladder them out. While interest rates are dropping, we should act relatively soon. The board briefly discussed alternatives to achieve a greater interest rate on our cash. Justin, Meresa and Terie will discuss and research further and report back to the board in October. A motion to approve the August financials was made by Ginger Flowers, second by Rebecca O'Dwyer and approved by all.

Collections-

Terie reviewed the collection report noting that we collected 82.5% of the 2024-25 annual dues. We collected \$1,300 for the previous year; 2023-24 bringing that total to 96.2%. We collected \$216 in finance charges and \$26 in convenience fees associated with payments made via credit or debit cards. \$25 was collected for a returned check. We had 6 transfers in August. We collected fees for 2 access cards respectively. Nothing was billed or waived in and \$400 was collected for covenant violations.

COMMITTEE REPORTS:

Covenants -

Misty reported that there were 12 first notices, 15 resolved in August Reports were sent to all board members and the board reviewed covenant violations. Misty rode through the entire subdivision with MJ. Together they identified several overgrown vacant lots and vehicle violations. Noting there will be several letters going out within the week.

Member Comments – The board reviewed member comments. There were three in all. One was resolved immediately a second one pertained to the lots on Plamwood and was addressed by the board earlier in today's meeting. One was from a property owner on Wood Street who paid a covenant violation assessment and asked that the money be used to remove two tires on the opposite side of Wood Street. An email was sent to Victor asking if he could assist.

Architectural Review – Seven requests were made. Two were resolved and the others are ongoing. There is one request from a member at the end of Palmwood to place a fence along the side yard of their property, north to south, but it is at the entrance to their drive. Charlie explained that it is certainly an oddball case. The way the property is laid out at the tip of Palmwood it does not match any other property in TR. The proposal affects 2 properties on a private drive. Charlie has been in communication with AR to accurately explain the situation. It was noted that there is nothing at this point for the board to approve or deny.

Matt informed the board that we have a new member of the AR committee. Jay Delhom has experience in construction, plan review, municipal code requirements and is eager to be part of helping out the community.

Grounds & Maintenance –

Hackberry Lots - Matt will report back on the progress.

Pool

Steven reported the Japanese yews at the pool noting that one has died, and 4 others appear to be dying. The discussion to extend the irrigation to this area. It was noted that there are several plants that do not necessarily need irrigation systems.

Treasure Point – The board discussed the need to pull the cottage with the upcoming storm. The consensus was to pull it. Once the City requires storm preparation at the harbor we are required to pull it.

Tennis/Basketball Court –No Report.

City Update - No Report Noting that Alderman Victor Pickich will come to the October board meeting and give an update on all of the projects that pertain to TR.

Rebecca left the meeting giving her proxy to Steve Rayes.

Security - No issues were reported.

PCI – No Report

Community Involvement – Ginger discussed a property owner who has an interest in setting up a “Free Little Library”. Ginger will be getting in touch with her and report back in October. The board discussed the Trunk or Treat Halloween event . Ginger will be heading up the POA’s portion and will sit down with PCI and PCI Diamonds.

OLD BUSINESS:

Southern Paradise The board reviewed the proposal from Southern Paradise for a smaller GLA. Meresa reviewed the request that was made by Mr. Illich at the August meeting. His request was to allow 1,100 square feet for new SFR on a case-by-case basis in areas where there is little to no current development. The board discussed the pros and cons, noting that it would set a precedence that the board feels that it is not in the best interest of the subdivision at this time.

Pool Cottage/Other: Pool repairs- We have received 2 proposals and a third was unable to get his proposal in to the office by today and he would need another week or so. Duane suggested that he along with Steven, Matt and Charlie get together for a workshop to review the bids for the repairs to the pool. The board agreed to allow the third contractor to submit a bid within the next week or two. Duane noted that he doesn’t think we will be able to extend the pool hours through November.

Pool Cottage – Matt indicated that he could compose the RFP but he needs someone to compose the elevation drawings. Terie indicated we have a property owner who is a CAD programmer. Terie will pass on the information to Matt .

NEW BUSINESS:

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 September 9, 2024, at 5:30 pm inside the PCIGC Banquet Room.