

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 14, 2024, Meeting**

- PRESENT:** Meresa Morgan, Charlie Reymond, Rebecca O'Dwyer, Duane Glenn, Matt Schultz, and Ginger Flowers, Justin Jones (Justin left at 6:03pm)
- ABSENT:** Steven Rayes proxy to Rebecca, Ronnie Daniels proxy to Justin
- OTHERS:** Steven Hammons and Misty Dienes – POA Staff
- The October 14, 2024, Timber Ridge board of Directors meeting was called to order by President Meresa Morgan at 5:31pm.
- GUESTS:** ***Jordan Eagan, 116 Palmwood Dr.*** Meresa welcomed Mr. Eagan and invited him to address the board. Mr. Eagan thanked the board and discussed his plans. Mr. Eagan noted that his property is one of two properties at the end of Palmwood. Access to the two properties is through a private drive as the City vacated the end of Palmwood a few years back. There is no public access, however, they have been seeing quite a bit of foot traffic from trespassers. For safety reasons, he is proposing to put in a black aluminum fence across the entire property with a gate where he will also install a camera. There will be access for the police and fire department for emergencies. His neighbor, and second property at the end of Palmwood, is on board and wants to split the cost with him. Mr. Eagan is asking the Board to grant this request for the safety of his family.
- The board and Mr. Eagan discussed how the city vacated this portion of Palmwood due to the loss of the public road from erosion over the years. The city property stops where the asphalt ends, and Mr. Eagan noted that he plans on finishing the asphalt and finishing the road at the same time. Mr. Eagan left at 5:37pm so the board members could discuss the proposal. The board members discussed the merits and conditions surrounding the request. A motion was made first by Matt Schultz stating the board will approve pending if the neighbor at 112 and 125 Palmwood approves the placement of fence. Rebecca O'Dwyer was second and all approved.
- MINUTES:** The minutes from the September 9, 2024, meeting were reviewed with a motion to approve by Rebecca O'Dwyer, a second by Matt Schultz. All others approved.
- FINANCIALS:** Justin reviewed the September financials noting we are in line with our budget. Meresa noted that there was an expense that should be reclassified next month to Capital. She also noted that we are a little behind budget due to collecting more for AR during the month. A motion to approve September financials was made by Rebecca O'Dwyer, second by Matt Schultz and approved by all.
- NEW BUSINESS:** **Certificate of Deposit-proposal**
We have a CD that is maturing so Justin, Meresa and Terie met with a financial advisor to discuss our current cash accounts. Meresa and Justin presented it to the board members. Justin reported the interest in our cash accounts and suggested that we look at alternatives to gain greater interest on these accounts. He suggested that we stagger the accounts so we will now have 6, 12, and 18 month CD's. Justin also reported that we will be keeping only two accounts so the Keesler account will be closed. Ginger Flowers made a motion to close the Keesler account after Nov. 12, 2024, when the CD matures at that time. Charlie Reymond was second and all are in favor.
- Collections-** Misty reviewed the collection report noting that we collected 4.74% to 84.5% of the 2024-25 annual dues compared to 90% last year. We did not collect anything for the previous year. We collected \$111.93 in finance charges and \$52.01 in convenience fees associated with payments made via credit or debit cards. We collected \$25 for a bounced check. We

had 6 transfers in September, we average about 7 per month. We collected fees for 3 access cards respectively, we average 6 per month. \$100 was collected in September.

COMMITTEE REPORTS:

Covenants -

Reports are on hold, they are to be updated and emailed to the board for review. A general report that lots have been getting cleaned up. It was reported that an owner of a lot called stating that he is having a hard time getting someone out to cut his lot. Another lot on Youngswood that was an ongoing issue is reported as being cleaned up.

Member Comments – The board reviewed member comments for September. Board discussed property on Orange St. The pilings and debris floated onto a nearby property during Hurricane Francine. The owner called to have it removed. It was removed immediately. A construction site on Ridgewood needs a letter sent for a messy site. Owners on Birch complained they are only ones on street who do not have a culvert. Their ditch fills up with water after every rain. We sent them to the city.

Architectural Review – Misty stated that several of the AR requests are resolved. The board discussed a property on Royal Oak where the owner requested that the board to reconsider an 8' front yard variance that the ARC had denied. After discussion, the board approved the 8' variance if the adjacent neighbor gives their approval. A motion was made by Duane Glenn first to approve the 8' front yard variance and Rebecca O'Dwyer gave the second as long as the adjacent neighbor gives their approval. All others approved.

Grounds & Maintenance:

Steven stated that the sinkhole was patched up in front of the tennis court. He mentioned that the cottage removal and return for the storm went smoothly. Steven discussed a dead pine tree by the gate at Treasure Point. MS Power came to look at it and then turned it over to their crew to hopefully remove the tree. It is threatening power lines and nearby houses if it falls. No guarantee they can move it.

Pool -

Duane, Matt, Charlie and Steven went over the bids for comparison for two companies to handle the pool repair. They looked at both companies' side by side and both companies were similar with around a \$2300 difference in price. After review, they decided they like the Corner Stone bid for the pool repair. Rebecca O'Dwyer made the first motion to go with Corner Stone and Justin Jones made the second motion. All others approved.

Duane noted that we need to put the splash pad on hold as the significant scope and expenses to cottage repairs and pool replacement.

Pool & Access System - Duane went over the access card system where the keys stop working for no reason at the pool. He explained that he has to keep resetting the system for it to work. He's not sure what to do to fix it. He thinks it is a communication issue. He is going to see about getting a hard based system instead of the cloud based to see if it will work better.

Treasure Point – No Report.

Tennis/Basketball Court – No Report.

City Update - No Report

Security - No issues reported.

PCI – No Report

Community Involvement –

Trunk or Treat - Ginger met with Marie Adkins from PCI to plan Trunk or Treat for Halloween. Hot dogs, chips & water to be served. She reported that PCI has a driver for the hayride. Terie to get the candy for the candy bags from TRPOA.

Free Little Library - A community member built the free little library to donate to the TR community. The board discussed how it works; you would take a book or leave a book. It was suggested to be placed around the pool/playground area where it can keep dry. The board discussed attaching it on a column at the pool area. No motion needed to approve.

OLD BUSINESS:

Hackberry Lot- Matt stated that the work was finished as of today. Drainage was checked and 6 to 8” drainage from the center. He wanted that to be completed before putting grass down. They came in under budget. The board discussed adding section of the Hackberry lot to the monthly schedule of getting cut.

Cottage RFP- Matt reported that he and Steven need to get together to plan out a floor plan. Once it is ready, they will get in touch with CAD programmer to draw up floor plans and send them out for bid. He feels that the two bathrooms will need to be larger than the one at TP cottage as it may need to be used as a changing room. They also discussed other uses of the cottage for the lifeguards and security equipment as well as the need to stay within the DOT parameters in order to transport it off site in the event of a storm. Matt will proceed and follow up with the board. The board also discussed interest in selling off the old cottage to help offset the costs.

There being no further business, the meeting was adjourned at 6:51pm.

Board Minutes respectively submitted by Misty Dienes, POA Staff.

NEXT MEETING – The next BOD meeting is Monday, November 11, 2024, at 5:30 pm inside the PCIGC Banquet Room.