

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MINUTES–November 11, 2024 Meeting**

- PRESENT:** Meresa Morgan, Charlie Reymond, Duane Glenn, Matt Schultz, and Ronnie Daniels and Steven Rayes
- ABSENT:** Rebecca O'Dwyer proxy to Steven Rayes, Justin Jones proxy to Duane Glenn, Ginger Flowers,
- OTHERS:** Steven Hammons, Misty Dienes, Terie Velardi – POA Staff
- The October 14, 2024, Timber Ridge board of Directors meeting was called to order by President Meresa Morgan at 5:31pm.
- MINUTES:** The minutes from the October 14, 2024, meeting were reviewed with a motion to approve by Matt Schultz, second by Steve Rayes and were approved by consent.
- FINANCIALS:** Meresa reviewed the October financials noting we are in line with our budget. She noted that we are in the process of moving our cash around to provide stronger yields on our money. The final certificate of deposit at Hancock matures November 12. That along with the monies in Keesler are being redirected to higher yield accounts while keeping funds available to address the ongoing projects at the pool. A motion to approve the financials was made by Ronnie Daniels, second by Charlie Reymond and approved by all present and by proxy.
- Collections-** Terie reviewed the collection report noting that we collected \$20,000 less in the current years dues as opposed to last year at the same time. This averages out over three years where we will collect more in one year for current dues and more in subsequent years in prior years dues. Overall, we collected between 93% to 96% over a three-year period. We collected \$160 in finance charges, \$11 in convenience fees associated with payments made via credit or debit cards and \$25 for a bounced check. We had 2 transfers in October averaging 6.3 per month, which is slightly below our average for previous years. We collected fees for 3 access cards averaging 5 per month. \$350 was billed and \$100 was collected for covenants in October. Terie also noted that we are taking 8 members to court next week. One member has paid, and 3 others have indicated they will be sending in their payments before next week.
- COMMITTEE REPORTS:**
- Covenants -** Misty reported that 7 letters went out in September with 8 resolved. In October 4 letters went out with 1 resolved. In November 3 letters went out with 2 of them being resolved. The board requested information on the property on Orange Street who's request for the large gravel parking area on the adjacent lot was contingent on the privacy fence. Misty will follow up. The board discussed the process and the need for the covenants committee to address the issues in a timelier fashion. Terie and Misty shared that some issues are due to vacant lots not having an actual address. Misty rode around with the committee to assist in identifying vacant lots that are not in their natural state. We believe this will be better addressed when we make the conversion to the property management software. The board asked about the progress in making the conversion. Terie explained that we are converting from QB Desktop to QB Online in order to use the property management software. In the process a number of closed properties in desktop were converted to online as being active. Some were a result of members combining properties, others were converted because there was an open accounting procedure that needed to be completed before deactivating an old account. Duane will be assisting us with the transition from online to the property

management software. Currently we are running QB desktop & online simultaneously to ensure we can map our financials accurately.

**Member Comments** – The board reviewed member comments for October. One member indicated their mailbox was destroyed by a contractor doing work for the POA on a nearby property. Matt followed up with the contractor who denied being anywhere near the property in question. When shared with the property owner, they said they did not believe this as there were muddy tire tracks and a neighbor saw a truck turning around in close vicinity. Steven was asked to review nearby cameras. Unfortunately, none of the cameras have the area in view. Matt suggested that the property owner and contractor communicate with each other and address the issue.

A member indicated that a new member was in the process of installing a fence that did not appear to meet the same criteria they were asked to meet. The office contacted the new members and assisted them with the criteria for a fence and the process to get a request reviewed and approved. The new property owner was grateful for the assistance and modified their initial plan to meet POA criteria.

A property owner stopped into the office and explained while walking their pets they noticed several of the hydrants were taped off and asked how many fire hydrants in the subdivision are taped off. The office reached out to Alderman Pickich and Rebecca for assistance. Rebecca was told there are 30 fire hydrants taped off and were on order. Victor indicated he would follow up and report back to the office.

**Architectural Review** – Misty reported there were 4 AR requests; 3 were resolved and one is pending. The one pending has to do with a property owner splitting 1 parcel (3 lots) into 2 parcels, one with the current home and lot with the storage building. The property owner wishes to build a SFR on the vacant lot and is asking for variances that effect the adjacent parcel with the home and storage building. It is still under review by AR with board feedback.

#### **Grounds & Maintenance:**

##### **Pool -**

Duane, mentioned that the base to one of the grills at the pool has rusted through and recommends its removal. Matt suggested that it be relocated to the Treasure Point area. Steven indicated that the point is susceptible to water and would experience the same result. Steve Rayes suggested putting it on cinder blocks. Matt said he would assist Steven in moving it to TP and getting it situated.

Duane reported that the pool contractor has completed the demolition, removing the plaster. They have started on the beveled coping which needs a week to cure. The next step is the cool decking material which is expected to begin within the next week. In the meantime, we found a product where umbrellas can be concreted into the ground using a sleeve and the existing holes. Having the umbrellas at permanent location will keep us from having the heavy concrete stands being moved or dragged over the decking. The contractor indicated that such actions would have an adverse effect on the new decking material. We tried one out before purchasing all seven. The one worked out well so the remaining 6 are on order and expected to be installed prior to the contractor applying the new deck. The board approved the expenditure. Pending weather conditions, the pool is expected to be done by the end of November. Duane finished noting he was very happy with the contractor's process, communication and overall execution. Duane asked the board if it would be a good idea to have an open house once the work is completed. The board agreed and would consider the best time to host an open house.

**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 and Meresa reported the Trunk or Treat event sponsored by the POA went well. The board noted that the lighting under PCI was less than desirable.

**Christmas -** The holiday home decorating contest will begin just after Thanksgiving and finish before Christmas. The board discussed hosting the golfcart parade on Friday December 20<sup>th</sup> with the board serving hot chocolate, chili and jambalaya. Santa Clause and a few fire pits would also be present. Prizes for the best decorated golf carts would be given for first and second place.

**Free Little Library -** Steven reported that the little library that was constructed and donated by a property owner was mounted by the pavilion at the pool. The property owner will stock and monitor the books.

**OLD BUSINESS:**

**Cottage RFP-** Matt reported that he received comments from Steven and Charlie and asked the board if they had any additional comments before he met with the CAD programmer for a final drawing. Matt indicated he would draft the specifications and submit them to the board for their review.

There being no further business, the meeting was adjourned at 6:30pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING –** The next BOD meeting is Monday, December 9, 2024, at 5:30 pm inside the PCIGC Banquet Room.