

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 9, 2024 Meeting

PRESENT: Meresa Morgan, Charlie Reymond, Duane Glenn, Matt Schultz, Rebecca O'Dwyer, Ronnie Daniels and Steven Rayes

ABSENT: Ginger Flowers, Justin Jones proxy to Duane Glenn

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 November 11, 2024, meeting were tabled.

FINANCIALS: In Justin's absence Meresa reviewed the November financials noting that currently we are about \$10,000 over our budget. Meresa noted that it is not too bad considering all of the capital improvements and other work that is underway and or completed. Meresa also noted that the monies in the reserve accounts have been moved to accounts that will yield greater gains while keeping funds available to address the ongoing projects at the pool. A motion to accept the minutes was made by Charlie, second by Rebecca and approved by all present and by proxy.

Collections- Terie reviewed the collection report noting that we took a number of folks to court last month and have received 40-50% of the monies owed. A few checks came in the day before court in which we still received judgement to ensure the checks would clear. Once the checks clear we will file the appropriate paperwork with the courts. For the year we have collected 87% of the current years dues. We collected \$3,500 in previous years dues. We collected \$210 in finance charges, \$21 in convenience fees associated with payments made via credit or debit cards and \$223 in court fees. We had 9 transfers in November averaging 6.3 per month. We collected fees for 2 access cards averaging 5 per month. \$650 was billed and \$1,500 was collected for covenants in November.

COMMITTEE REPORTS:

Covenants - Misty reported that she drove around the subdivision with the covenants compliance committee to review and update all the covenant issues resulting in resolving 20 cases. The board reviewed the remaining violations. One in TR North is also an architectural case in which a member installed a gate that was not previously approved by AR and the board. The office will follow up with the member.

Member Comments – The board reviewed member comments for November. One member Received an immediate assessment for a CV. They called and asked for clarification. The office explained that a previous violation of the same nature had been resolved with a letter sent explaining future violations of the same or similar result in an immediate assessment. The property owner explained that the boat trailer had a flat tire, and their son was coming to fix the tire. The office explained that communication was the key to such issues. The property owner indicated they would send an e-mail explaining the situation. Another member sent in a request to use the pavilion at TP for a family reunion in May of 2025.

A member contacted us stating they were having a wedding in May of 2025 with 200+/- guests. A tent will be set up in the neutral ground on the street. They have already contacted the City and received approval from them to use the neutral ground. As the streets are City streets and the area in question is maintained by the POA, the POA has limited authority. We asked about parking, accessibility for emergency vehicles and the

disturbance for the neighbors to access their own homes. The property owner explained that many of the neighbors will be attending the wedding and did not foresee parking as an issue. In addition, they had been to the City and would comply with whatever the City requires of them. Meresa indicated that we have asked the property owners to provide documentation from the neighbors on the street indicating that they are aware of the event and have no issues pertaining to the party.

Architectural Review – Misty reported there were 7 AR requests; all were resolved except the property located in TR North. Two were for the new construction of SFR; two for fences; one for a generator and one was for repairs to the home using materials in kind.

Grounds & Maintenance: Steven reported that he has been in contact with the contractor who is responsible for maintaining the lots on Hackberry. The contractor indicated that the recent rains have delayed him from being able to service the property.

Pool - Duane reported that the pool restoration work has been completed. We started filling it last Monday and it was completed on Friday. The contractor is responsible for getting the water chemistry right before turning the service back over to our regular contractor. Matt, Duane and Steven will meet with the contractor for a final inspection. Duane noted that the umbrella inserts are in hand and will be installed soon. The contractor sent in his final invoice. The board approved partial payment and will send the balance once the final inspection and the water chemistry is satisfied. It was noted that the cost of the chemicals needed to establish the correct chemistry are extra. The contractor asked that the pool be brushed daily. We have contacted one of our lifeguards who lives in the subdivision to handle this task.

Meresa suggested that we have the open hose for the pool just before we open the pool in the spring. Grill some hot dogs on the grills at the pool pavilion and invite the neighborhood. The pool is slated to open on Easter weekend. Ginger will coordinate with the office, Steven and Duanne on the details for the event.

Treasure Point – Steven reported that he contacted Alderman Pickich and asked if he could assist in getting the potholes on TP road fixed. Within 30 minutes the city came out and filled and paved the holes. Steven also reported that he reached out to MS Power to remove a dead pine tree on TP road that can have an adverse effect on the power lines. MS Power contacted Davey Tree Service who was in the area. They came and trimmed the tree but did not remove it. Steven to ensure the electric and the pavilion will be ready for the golf cart parade and Christmas celebration.

Tennis/Basketball Court – No Report.

City Update - Rebecca noted that Alderman Pickich shared that the drainage project on Baywood is underway. The major drainage cleanup has been approved but yet to be scheduled. The replacement of the fire hydrants is in the hands of the mayor's office. Spot patching throughout the subdivision is scheduled for January. Rebecca also reported that there is nothing new to report on the home at the entrance of Timber Ridge Blvd. The paperwork required for the next step is in the hands of the city attorney.

Security - Steven reported that he received a request from the police department to review the cameras at Beechwood. Someone had sliced tires on cars parked at the baseball field. Steven noted that our cameras do not cover the schools parking lot by the baseball field. Ronnie reported that the limestone at TP had been torn up from golfcarts and a motorcycle. With the use of the cameras and access system we were able to determine what cards were used and what were associated with the occurrence. Ronnie reached out to the property owner who indicated that it was a grandchild who was responsible. The property owner

agreed to make full restitution for whatever damage done. The property owner talked to the grandchild and made them go out to TP and rake the affected areas.

PCI – No Report

Community Involvement –

Christmas - The board members were asked to sign up for the holiday home decorating contest. The winners will be recognized at TP where the golf cart parade finishes. Meresa and Ronnie reviewed the details for the parade which included providing a hot chocolate bar, chili, jambalaya, water firewood for the fire pits. First and second place awards will be given for the best decorated golf carts. Breakfast with Santa will be held inside of PCI with the POA supplying candy canes for the kids. The City will be hosting their Christmas party at PCI. Typically, the POA provides gift cards as door prizes

OLD BUSINESS:

Cottage RFP- Matt reported that the RFP is done, any changes can be directed to the office to make the necessary changes. Matt indicated that we need to move forward in ordering the flatbed trailer, so it is on site and available for whoever receives the bid. Matt was asked to gather a list of contractors. Board members offered a few names to consider.

NEW BUSINESS:

Newsletter- The board was given copies of previous newsletter and asked to get their articles into the office by January 15th.

2025-2026 Budget Meresa discussed the need for the board to review the current dues and next year's budget. She indicated that we have not raised the dues for the past five years and with all the improvements that we have made and what is planned as well as the increase in the price of goods and services across the board we will need to raise it this coming year. Currently we are at \$290 per year. Duane noted that in 2021 we billed 1169 lots, this year we billed 1118 lots as a result of folks combining their properties since 2021. Netting a difference of 51 lots or roughly decreasing the aggregate by \$15 per lot. The board discussed looking at \$320-\$325 per lot. The final increase will be determined by the board at a later date.

There being no further business, the meeting was adjourned at 6:50pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is Monday, January 13, 2025, at 5:30 pm inside the PCIGC Banquet Room.