

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 14, 2025, Meeting**

- PRESENT:** Meresa Morgan, Duane Glenn, Matt Schultz, Charlie Reymond, Ginger Flowers, Justin Jones, Ronnie Daniels, Billy Perez and Steven Rayes
- OTHERS:** Steven Hammons, Pathina Lang and Terie Velardi – POA Staff
President, Meresa Morgan called the July 14, 2025, meeting to order.
- MINUTES:** The minutes for May 12, POA Annual meeting, June 8 and the special meeting to elect officers, June 26, 2025, were reviewed and accepted. A motion to accept was made by Ronnie Daniels, second by Ginger Flowers and approved by all.
- FINANCIALS:** Meresa noted that the 2024-25 yearend financials were reviewed and approved by all via e-mail on May 21 2025.
Meresha reviewed financials for April, May and June noting that we are caught up to date noting that we are in line with our budgeted net income. A motion to approve the financials was made by Matt Schultz, second by Steve Rayes and approved by all.
- Collections-** Terie reviewed collections noting that we finished the 2024-25 year collecting 89% of what was billed. This is slightly lower than the previous 3 years when we collected 90-93% of what was billed in the respective years. We billed \$365,625 for 2025-26 collecting 70% to date which is consistent for previous years. Friendly reminders were sent to those who consistently pay on time and past due notices were sent to all others.
- COMMITTEE REPORTS:**
- Covenants -** No Report
- Member Comments** – The board reviewed the member comments for May and June. Steve reported that he spoke to a member who was having trouble with trespassers threatening them. The property owners were advised to contact the City police and file a report. The police in turn indicated they could not do anything unless there was a “no trespassing” sign posted. The board granted a temporary sign for up to 30 days.
Ronnie reviewed an incident where a woman on a golf cart ran into the gate at TP. It was noted that the children of the recently deceased property owner were communicated with and agreed to make full restitution. The POA has received compensation for the damage. The gate is scheduled to be picked up and repaired this coming week.
- Architectural Review** – The board reviewed the multiple AR requests. It was noted that the POA is waiting for updated and legible submissions for the lots on Palmwood. It was also noted that the board reviewed the request for front yard variances for lots 14, 15, 16 & 17 via e-mail. All board members responded acknowledging that each lot was evaluated individually and considered on its own merits. The board approved a 10' (ten foot) variance resulting in a 20' (twenty foot) front yard setback for lot 14; A 5' (five foot) variance resulting in 25' (twenty-five foot) front yard setback for lot 15 and board

rejected the request for front yard variances to lots 16 & 17, resulting in a 30'(thirty foot) front yard setback.

Five other requests for new construction of SFR are in process or recently approved. In addition, approvals for fences, patios and an above ground pool were noted.

Meresa acknowledged that the AR committee is actively engaged in reviewing and approving plans. She explained that, since the committee is comprised of volunteers and summer vacations may cause scheduling challenges, she requested ARC present its recommendation once a majority consensus has been reached. If in fact 2 of the 3 members are not in agreement and the 3rd individual is out of pocket that ARC submits their findings and the board will make the determining decision. Matt is to follow up with the ARC.

Grounds & Maintenance:

Pool -

Steven, reported that over the past 3 months our present contractor who cleans the pool has recommended maintenance repairs totaling \$13,700. Steven conferred with other maintenance contractors and industry suppliers to find that the recommended repairs were not needed. They suggested the replacement of one of the sand filters at a cost of \$6,000, when in fact we were able to repair the leak for \$6. Other examples were a recommendation to replace the motor for the salt maker for \$2,500; \$5,200 for our Hayward control boards. In both cases Steven was able to trouble shoot the issues and resolve the concerns for approximately \$200. Steven asked if the POA would be putting out new bids for pool maintenance service soon. Matt explained that the contract does not guarantee the current contractor gets the job for repairs.

Duane reviews activity at the pool via cameras and the swipe card readers regularly and noted he has seen substantial afterhours activity between jumping the fence to blocking the lock at 10:00 to come back later to swim. He also noted that he and Steven discussed possible solutions with our access contractor. The board discussed options to curtail after hour activity. Options included increased awareness and action by local police and POA security, motion detectors, light sensors, flood lights, etc. The board agreed that we need to get a handle on the situation. Improper use warrants deactivation of access cards. The board also discussed having the police take immediate action if someone is in the pool after hours. Duane also noted that when the lifeguards are there, we don't have issues. After the lifeguards leave at 8:00 folks will let others into the pool area who in turn let others enter.

The other issue is that the pool gate will stop working. He and Steven spoke with our access contractor who suggested that we check the wiring.

Treasure Point –

Steven noted that the cottage frame is scheduled to be recoated once the special paint is available. Ronnie indicated that the POA and MSU Coastal Research & Extension Center are actively pursuing options for the living shoreline at TP.

Tennis/Basketball Court – Steven reported that the contractor will be repainting the lines for the pickleball courts soon. Typically, they will do so when they are in the area on other projects. Steven will follow up with the contractor.

City Update -

Steven reported that Alderman Victor Pickich reached out to let the POA know that for the first time in a couple of years the City is digging out ditches in TR to handle

drainage. Meresa asked if there was any news on when the fire hydrants are being replaced. Justin will follow up.

Security -

Steven reported that we put cameras we had back into service. Lightning struck our cameras at North St. and 2 of our 3 cameras have not been restored. He noted that these cameras are at least 8-10 years old and had been working fine until they were struck by lightning. Steven, Duane and our IT contractor are looking at the best way forward. The board asked Steven to get a quote to replace the damaged cameras, an additional LPR and supporting apparatus needed.

PCI -

No Report

Community Involvement – Ginger suggested that we have the community clean-up mid October.

OLD BUSINESS:

Pool Cottage RFP

The board suggested additional contractors to bid on the RFP. It was noted that the frame had been coated.

NEW BUSINESS:

Questions for MS Power and Centerpoint representatives for August meeting. With respect to MS Power, the board is interested in knowing what has been done and what is planned. How or will flooding affect the underground utilities. With respect to Centerpoint, the board is interested in knowing what can be done to have natural gas to additional streets in the subdivisions.

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 August 11, 2025, at 5:30 pm inside the PCIGC Banquet Room.