

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–August 11, 2025, Meeting

PRESENT: Meresa Morgan, Duane Glenn, Matt Schultz, Charlie Reymond, Ginger Flowers, Ronnie Daniels, and Steven Rayes

ABSENT: Billy Perez, proxy to Duane Glenn. Justin Jones

OTHERS: Steven Hammons, Pathina Lang and Terie Velardi – POA Staff

GUESTS: Nathan Scruggs, Delta Utilities – formerly CenterPoint; Greg Federico, City Alderman, Ward 4

President, Meresa Morgan called the August 11, 2025, meeting to order and welcomed our guests.

Meresa asked Mr. Scruggs what the overall availability & plans are for Delta Utilities to increase the availability of natural gas in TR. In reviewing the subdivision inventory, Meresa explained we have 1100+ lots and 700+ SFR improved lots. Members have expressed interest in natural gas for a variety of reasons.

Mr. Scruggs explained that the overall challenge is the cost, explaining that the regulatory cost is \$9.00 / ft. To justify /mitigate the costs it's best to get a number of residences on a particular street to agree to split the initial installation of the gas line. Mr. Scruggs reviewed the areas in which gas lines are already in place, noting that they are on the main access streets. Matt explained that there was a phase one in which curbs and gas lines were installed. Gas was not part of phase two. Mr. Scruggs explained he did a survey on one of the streets and the challenge was getting everyone on board. Once property owners were told of the costs, they declined to sign on for the gas lines to be installed. Charlie Reymond asked if a property owner were to pay for the initial line to their property would they receive a rebate as others signed up.? Mr. Scruggs explained that the regulatory contract allows for a \$700 rebate for each house for the first five years. In addition, the property who subsequently signed up would need to pay for their own tap. Mr. Scruggs explained that depending on the appliance inventory Delta would be able to discount the line costs. Mr. Scruggs was asked what phone number the POA should give to property owners if they have questions. Do we give them the same number that we gave out for CenterPoint? Mr. Scuggs acknowledged that his personal / business number, 228-323-3138 can be given out. Meresa thanked Mr. Scruggs for his time and information. Mr. Scruggs left at 5:50pm.

Alderman Federico thanked the POA for the opportunity to meet with the POA board and discussed the City projects in TR. Greg explained that he is working with Victor to continue the projects Victor had started to address, mainly the drainage issues in the subdivision. He mentioned that Steven had asked about the entrance to Treasure Point and drainage ditch on Fairway as well as new traffic signs at the Henderson Royal entrance. He also explained that he had been contacted by a property owner regarding the condition of the neighbor's property. When he inspected the property, he determined that the property was in compliance, and no action would be taken by

the City. He noted that the POA office had already addressed the situation with the property owners in question. Another property owner had contacted Greg regarding the condition of their property due to MS Power underground utility installation. He had the City patch the hole in front of their drive as well as install a new sewer line. d Greg discussed the paving projects in TR and noted that there would be no major paving until the City resolved an outstanding debt with Harrison County for the last paving project, however the City will continue to do patching. Greg noted that he and Victor want to do an event for the residence in which he is asking the POA for assistance. They want to host an event with hot dogs and refreshments where they hand out the new golf cart maps and have the police department available to inspect and license golfcarts. Ginger explained that the POA will be hosting a community clean up later in the fall and perhaps we can combine efforts. It was noted that after Zeta the POA and City combined efforts do exactly what is being proposed. The Poa will get back with Greg on a date for the community clean up. Greg also discussed the dangers of kids driving golf carts and folks running through stops signs. He will be following up the police chief and request stronger enforcement. Meresa asked when we can expect to have the fire hydrants put back in. Greg explained that they had to re-bid the project noting that when the city engineer reviewed the initial bid they felt it was way out of line. The process can take 4-6 weeks. Greg noted that getting the fire hydrants in is a high priority. Duane asked about the portable speed limit sign in TR. Greg noted that the city will be moving it inside TR. The board acknowledged that the POA purchased the portable sign, and the police were to monitor and provide maintenance to the signs. Greg left at 6:20pm.

MINUTES: The minutes for July 14, 2025, were reviewed and accepted. A motion to accept was made by Matt Schultz, second by Ronnie Daniels and approved by all.

FINANCIALS: Tabled for further clarification from the accountants.

Collections- Terie reviewed collections noting that we have collected 82% of the current years dues. Last year we collected 82.5% for the same time period. We have been reaching out to those who have not paid and are receiving payments regularly. WE have collected \$2,000+ YTD for prior year's dues, \$400 in finance charges, \$2,200 in convenience fees and \$2,577 for repairs to the TP gate. We are averaging 6 transfers per month, which is in line with last year's but much lower than previous years. Seven access cards were reactivated or replaced.

COMMITTEE REPORTS:

Covenants - The board discussed outstanding violations and considered contacting the city building inspector for their assistance. The office will follow up.

Member Comments – Pathina reviewed the member communication with the board noting that a majority of the calls were for members not being able to access the pool or treasure point due to non-payment of their dues. A member called to complain about the condition of the property next door. The property owner was notified and is addressing it with his tenant and is resolving the lot maintenance.

Architectural Review – The board reviewed the multiple AR requests. Meresa reported that Southern Paradise who had been supplying natural gas to their new projects is now considering propane tanks due to the increased pricing by Delta Utilities. He asked if they were allowed, do they need to be buried or if not, can they be shielded from the street. The board acknowledged that there are several buried and some not. The board acknowledged that burying them is preferred but free-standing tanks are permissible if shielded.

One member purchased a vacant lot on the water and is interested in constructing a fence. AR denied the request and the board reviewed the project and agreed with AR and therefore denied the property owners request to construct a fence on the vacant lot.

The four lots on Palmwood were discussed. The board communicated with the property owners regarding the front setbacks noting that each lot was considered on their own merits. The request for variances for front yard setback to lots 16 & 17 were denied by the board. The owner asked what the appeal process was. The board again reviewed the two lots in question and stood behind their denial.

Grounds & Maintenance:

Pool - Steven, reviewed the repairs to the pool equipment where he was able to get the elements repaired at a much lower costs than our maintenance contractor had quoted. The total savings is \$16,200 +/-.

Duane reviewed the access system and noted that reason why the access system is inconsistent has to do with the wiring. Duane noted we still have issues with folks being in the pool after hours and suggested a LED scrolling sign indicating the pool hours.

Treasure Point – Steven noted that the woman in a golf cart drove into the TP gate and caused damage. Ronnie assisted in reaching out to the family and was able to assist in resolving the incident. The family paid for the damage, and the gate is being repaired. Steven reported that the bench that was damaged by a truck running into it has not yet been repaired but anticipates it occurring soon.

Ronnie reported the results of the MSU Coastal Research & Extension Centers findings. The recommendation is for a “Breakwater” design. It will allow for natural backfill and vegetation, resulting in being great for the environment and fishing.

The next available grants are scheduled for late 2027, however it is not too soon to pursue permitting from DMR. MSUCR will be happy to assist us with the process.

Tennis/Basketball Court – Steven reported that the contractor painted the lines for the pickleball Court. The color is darker than anticipated. Duanne suggested that the color contrast is insufficient.

City Update - Previously reported by Alderman Federico.

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 on October 18th. Terie and Ginger will proceed in organizing the clean-up..

OLD BUSINESS:

Pool Cottage RFP **No Report.**

NEW BUSINESS:

IT support – Duane noted that our IT contractors are interested in discussing with us a consolidation of office and security operations utilizing AI. This would be an alternative to HOA Life. Duane will set up a workshop to discuss further.

100 TR BLVD – The board discussed what is needed to demolish the house and grade the lot for green space. There being no further business, the meeting was adjourned at 7:30pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is September 8, 2025, at 5:30 pm inside the PCIGC Banquet Room.