

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–September 8, 2025, Meeting**

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

ABSENT: Steve Rayes and Justin Jones

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

MINUTES: The minutes for August 11, 2025, were reviewed and accepted. A motion to accept was made by Ronnie Daniels, second by Ginger Flowers and approved by all.

FINANCIALS: Meresa reported that our financial operations are now current. Significant time was dedicated to collaborating with the accountants, resulting in the resolution of all outstanding concerns. Presently, we have \$771,000 in cash on hand and are aligned with our budget on an accrual basis. Efforts to improve receivables from dues and related items are ongoing.

This month, we acquired the land at 100 TR Blvd for \$13,500. The plan is to demolish the existing structure, remove undesirable landscaping, grade the site, and convert it into green space. Matt observed that the purchase price was favourable and questioned whether the owners were motivated to sell. It was clarified that the new owners, who frequently acquire foreclosed properties nationwide, initially intended to renovate and resell the property; however, given that over half of the value of improvements had been compromised, elevating the structure to meet current flood requirements proved infeasible.

Prior to finalizing the purchase price, Meresa consulted two local Realtors active in TR for comparable property data. Additionally, a Request for Proposal (RFP) was issued for demolition and removal of improvements—including the concrete drive, slab, walkways—grading, filling, and installation of sod in affected areas. Work is anticipated to commence within the next week.

A motion to approve the financial statements was made by Matt Schults, seconded by Billy Perez, and unanimously carried.

Collections- Terie reported that we've collected 85% of this year's dues, slightly up from 84% last year. Outreach to unpaid members is ongoing, with regular payments received. In August, \$237 was collected in finance charges and \$80 in convenience fees. Average monthly transfers are 5.5, comparable to last year but lower than earlier years. Eleven access cards were reactivated or replaced. \$200 in covenant violation assessments were billed, with none waived or collected.

COMMITTEE REPORTS:

Covenants - The board discussed outstanding violations. The City building inspector will be conducting on site visits on specific properties identified as potential safety and or health hazards. It was noted that several of the overgrown lots have been maintained. In some cases, it took the subsequent/immediate assessment to get the property

owners' attention. Once a CV has been resolved a "thank you for complying" letter is sent stating that any further infraction of the same or similar covenant will result in an immediate assessment.

The board raised concerns regarding signage on vacant properties. Some signs promote services that remain after project completion, while others advertise companies without indicating that the properties are for sale.

The pros and cons of the new software were discussed. The CV process now streamlines communication about violations, reducing the time between identification and notification. However, covenant reports remain lengthy—one violation can produce over 15 pages—and identifying vacant lots is unreliable, requiring extra steps. Terie has worked closely with the covenants committee to improve software use and office communication. Duane, Meresa, and Terie met with our IT contractor to explore process improvements. Although an AI-driven, custom program was proposed, the team decided to continue using the current software and focus on better integration.

Member Comments – Pathina reviewed board communications, noting four of twelve open items remain, mostly concerning covenants or architecture. The owner at 500 Royal is arranging regular lawn service, while building maintenance needs attention. One member made a partial payment and plans to pay off the balance in 30 days. A Country Club Drive resident reported street racing; the office will review pool videos and advised contacting city police for future incidents.

Several members have raised points about a contractor building multiple homes with similar designs and minor differences, which could make the subdivision appear like a tract housing development. Some board members observed that these homes are distributed throughout the area, while others pointed out that some are located close to each other and may resemble tract homes. It was proposed that the contractor includes more distinct design variations in their offerings.

A board member noted ongoing advertising of baked goods on Next Door, despite the owner's plan to sell at a downtown boutique. The office will follow up.

Architectural Review – The board reviewed the multiple AR requests.

Matt reviewed a request for new construction by new property owners requesting a variance to the 7/12 roof pitch over HVAC GLA. The POA requires a 7/12 roof pitch over heated and cooled living areas with a 4/12 roof pitch allowed of non-HVAC areas, accent roofs including dormers. The property owners design has 4/12 roof pitch over a porch that the owners made into their master suite. They do not want to change the roof pitch. ARC member and retired engineer analyzed the drawings as much as he could and the ARC determined that the upwards to 25% of the roof pitch is non-compliant and not only 5% as noted by the property owner. ARC is having trouble with it as it seems to be a very large percentage of the whole and are not approving the 4/12 pitch. The property owners are not happy with the decision and are questioning the 45-day rule. It was explained to the property owners that the 45 days resets as new information is requested and or provided. It was noted that the property owners have been communicating with the office regularly. The owners are builders and have the covenants and the architectural requirements prior to submitting their plans. After providing the owners with ARC's stance on the roof pitch the owners submitted several pictures in which they believed supported their request for a variance.

The board reviewed the owner's elevation drawings to better understand the request. Board members questioned if the POA previously granted a 4/12 roof pitch for HVAC GLA in the past. The property on Sweetbay was reviewed noting that none of the areas over HVAC GLA were granted a 4/12 roof pitch.

The board reviewed the ARC comments/requests noting the property owners are to receive front load parking variance from the City. The board questioned why we are asking for this information when it is a city requirement and not a POA requirement. It was explained that ARC is being thorough and any decision made by the city may affect the property owner's design and subsequently the POA's stance on the overall design. It was also noted that the City code enforcement official said they would not review plans until the POA approved their portion.

The board agreed that the 4/12 roof pitch over HVAC GLA, regardless of the percentage is not acceptable. Board AR liaisons Billy and Matt will address the property owner's request and report back.

Grounds & Maintenance:

Pool - Duane reported that we are still having issues with the salt maker and pump. Steven will follow up with Dibs. Duane reported that recent pool upgrades, including kool decking, umbrella stands, tables, and umbrellas, have been highly effective. These improvements reduced replacements, and lifeguards found the flexible coverage helpful.

Last month Duane noted we were still having issues with folks being in the pool after hours and suggested a LED scrolling sign indicating the pool hours. The LED sign has been installed noting in red that the pool closes at 10:00pm.

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 – The board discussed the color of the pickleball lines and indicated that the shade of green does not have enough contrast.

City Update - Victor Pickich, Alderman at Large dropped off golf cart maps and briefly reviewed the parameters in which streets golfcarts can travel in PC.

Terie noted Alderman Federico is arranging replacement signage for the Henderson St entrance. Tree trimming at TP cannot be addressed by the city since it's not on city

property. For curb cleaning, Federico clarified that curbs are private property and owners must maintain them.

Security -

Steven reported that we have been without power at North St and TR Blvd for the last month. Duane noted that our MS Power contact sent an e-mail stating that it should be resolved by tomorrow. He also noted that 811 had been notified to mark all of the utilities in the area in preparation for the upcoming demolition of 100 TR Blvd. Duane noted that we have been without video at this site for 3 months. Steven requested to rent a lift to safely address the cameras on the poles. Duane motioned to approve his request, seconded by Ginger and approved by all.

Ronnie stated that after the owner reported the stolen power pole to police, they requested our video, which helped them recover the pole.

PCI -

No Report

Community Involvement – Ginger reported that we sponsor a community clean-up on October 18th. Terie is securing t-shirt sponsorships.

Halloween Trunk or Treat – It was noted that we cannot host it under the PCI Clubhouse as there is an event scheduled that night. The pool and TP areas were considered. The board agreed the pool was a better location for several reasons. Ronnie said he will provide the hay and contact David Orosco for a trailer.

OLD BUSINESS:

Pool Cottage RFP

No Report.

NEW BUSINESS:

Portable Speed Limit Sign - The board reviewed two options. The City maintains the current sign and posts purchased by the POA. A motion was made by Ronnie, second by Matt to acquire the portable speed limit sign providing the City will accept the same parameters to maintain and move. Terie will check with the Police Chief to confirm if the same arrangement applies and report back to the board.

There being no further business, the meeting was adjourned at 7:05pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING -

The next BOD meeting is October 13, 2025, at 5:30 pm inside the PCIGC Banquet Room.