

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

- PRESENT:** Meresa Morgan, Duane Glenn, Charlie Reymond, Matt Schultz, Steven Rayes, Justin Jones and Ronnie Daniels.
- ABSENT:** Billy Perez, proxy to Duane Glenn, Ginger Flowers.
- OTHERS:** Steven Hammons, Pathina Lang and Terie Velardi – POA Staff
President Meresa Morgan called the meeting to order at 5:30 PM and acknowledged that proxies from absent members had been assigned to those attending. She proceeded to welcome Mr. Harris.
- MINUTES:** The minutes for November 10, 2025, were reviewed and accepted. A motion to accept was made by Ronnie Daniels, second by Matt Schultz and approved by all present and by proxy.
- FINANCIALS:** Meresa and Ronnie noted that the financials look good. We are in line with our budget and continue to have positive cash flow. The minutes were approved by consent.
- Collections-** Upon review of the collections report, it was noted that \$4,000 was collected in current year dues, resulting in an 89% collection rate for the year—an increase from last year's 86%. For prior year dues, \$1,500 was collected, bringing the overall collection rates to 89% for 2024-25 and 95% for 2023-24.
In November, finance charges amounted to \$135, while convenience fees totaled \$82. Four transfers were processed, bringing the average number of transfers for the year to six. Additionally, four access cards were either reactivated or replaced. Covenant violation assessments billed totaled \$300; of this amount, \$200 was waived and \$100 was collected.
- COMMITTEE REPORTS:**
- Covenants -** The board reviewed covenant reports and violations, with thirty-one properties noted—mainly due to recreational vehicles parked improperly or cars on the grass. Repeat offenders faced escalating assessments and were sent final letters to resolve issues within 10 days or face legal action. One case is being handled by the city, which has issued summons and set a court date; no further city updates were provided at the meeting.
- Member Comments –** Pathina reviewed the board's communications: seven of ten comments are closed, and three remain open regarding security and building safety, which the City is addressing. Closed comments include questions about setbacks, conditions of Royal Oak apartments, and covenants.
- Architectural Review –** Pathina noted that there all of the requests for AR have been approved. She also noted that the office reached out the property owners of the 4 lots on Palmwood. The owners indicated they will be submitting plans soon. The Architectural Review request for 120 Poplar Point has been under consideration since August, with multiple revisions necessitated by the initial denial of a 4/12 roof pitch over the living area. On December 2nd, the owners submitted a revised plan that meets the required 7/12 roof pitch specification. Given the extended review period and ongoing discussion during each board meeting, an email vote was conducted on December 5th, in which all board members voted in favor of approval. The property owners were notified of the decision the same day.

Grounds & Maintenance: Steven noted that he installed lightening arrestor protection and earth grounding equipment for cable and electrical at 478 Royal Oak, 95 Fairway and Orange St. He needs one more for the cameras at Beechwood.

Pool - Closed for the Season.

Treasure Point – Steven reported that an individual ran their truck into the card reader when attempting to leave Treasure Point. Since our access contractor was unavailable, Steven switched out the card reader from one at the pool as a temporary solution. The members' access cards have been deactivated, and they have been informed they are responsible for repair costs.

Tennis/Basketball Court Pickleball lines. Steven will follow up with Billy who will contact the contractors on repainting the lines. Charlie has a contact who may be able to assist.

City Update - The POA will contribute gift certificates for the City's holiday party.

Security - Ronnie reported that security cameras recorded a truck, operated by a young male driver, performing unauthorized maneuvers in the parking lot at the tennis court. The footage enabled identification of the vehicle's owner, who does not reside in TR. A certified letter was sent to the owner, advising that the POA will pursue charges should further incidents occur. Ronnie requested that the office distribute an e-blast reminding residents to lock their doors, remain vigilant for porch piracy, and take general precautions during the holiday season. The board discussed the installation of an additional stop sign at the intersection of Maple Way and Fernwood, as well as the potential addition of flashing lights to the existing stop signs on Royal Oak. The board concurred on adding a stop sign on Fernwood. Ronnie mentioned that flashing lights at stop signs have received negative feedback in other areas and will follow up with the City for further guidance.

PCI – The POA is supporting Breakfast with Santa supplying candy canes for the kids. Ginger will be present at the event.

Community Involvement - No Report

OLD BUSINESS:

Portable Speed Limit Sign - Meresa noted that the Chief Freeman, the Mayor and Board of Alderman are all on board with the POA donating the funds for an additional portal speed limit sign to be used exclusively inside TR.

Front Load Parking – Tabled

DMR -boat house distance from property line. Tabled

NEW BUSINESS:

Re-subdivision of Lots – The City has requested that the POA approve the re-subdivision of lots for both splitting lots and merging lots. Previously the POA only addressed consideration to split lots. The board approved the change in narrative to the POA policy.

There being no further business, the meeting was adjourned at 6:45pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is January 12, 2026, at 5:30 pm inside the PCIGC Banquet Room