

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MINUTES–January 12, 2026, Meeting**

- PRESENT:** Meresa Morgan, Duane Glenn, Charlie Reymond, Matt Schultz, Steven Rayes, Billy Perez and Ginger Flowers
- ABSENT:** Justin Jones proxy to Duane Glenn, Ronnie Daniels proxy to Charlie Reymond.
- 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.
- MINUTES:** The minutes for December 8, 2025, were reviewed and accepted. A motion to accept was made by Matt Schultz, second by Ginger Flowers and approved by all present and by proxy.
- FINANCIALS:** Meresa reported that, as of the end of December, the organization held \$685,000 in cash, certificates of deposit (CDs), and money market accounts. Our financial performance aligns with the budget on an accrual basis. There will be capital expenditures associated with the construction of the new pool cottage. However, Meresa noted that proceeds from the sale of the existing pool cottage will offset a portion of these costs. Regarding routine operating expenses, we remain within budget. A motion to approve the financial statements was made by Ginger Flowers and seconded by Billy Perez.
- Mereso further reported that two CDs are maturing and require reinvestment. Current rates were compared across financial institutions: three-month CDs offer 3.65%, while four-, six-, nine-, and twelve-month CDs yield 3.6%. By contrast, another institution offers 3.35% for shorter terms and 2.47% for longer terms over the same periods. The initial investment strategy involved staggering maturity dates so that upon each CD's maturity, it would be rolled over into a new 12-month period, maintaining the staggered schedule. Meresa pointed out that there is minimal difference between the three-month and twelve-month rates at this time, which represents a notable decrease from prior rates. She recommended reinvesting in three-month CDs to retain future flexibility rather than committing to a twelve-month rate. Members concurred, noting forthcoming expenses for the cottage replacement and resurfacing of the exposed pool decking. It was also mentioned that the subcontractor responsible for the pool decking resurfacing will address areas requiring kool decking. Meresa requested that Steven follow up with both the original contractor and the subcontractor. The board unanimously approved reinvesting both CDs for three months at a rate of 3.65%.
- Collections-** Upon review of the collections report, it was observed that collections are generally slower during this period of the year. Collections from prior years remain substantially lower than last year's figures. A significant number of past due and final notices have been issued. We have collected 89% of current year dues, an improvement over the 87% collected in the previous year.
- Seven transfers were processed, resulting in an average of six transfers for the year. No access cards were reactivated or replaced during this period. Covenant violation assessments billed amounted to \$750; of this total, \$200 was waived and \$1,100 was collected. The majority of these collections reflect covenant violations occurring in November.

## COMMITTEE REPORTS:

- Covenants -** The board reviewed covenant reports and violations, noting a more relaxed approach during the holidays. The compliance committee will adjust its schedule to report violations in the second or third week for accurate monthly records. Of 31 properties reported in November, 25 issues were resolved, with positive responses from owners. December violations involve property condition and RV storage. Efforts continue to identify vacant lot owners for maintenance, and the board examined photos and locations of violations.
- Member Comments -** Pathina reviewed the board's communications and noted that four of the six comments have been resolved. The two remaining issues pertain to a report of a recreational vehicle being parked on the grass and the use of fireworks during the holidays. The covenant violation has been referred to the appropriate committee for further review. Multiple residents contacted the office regarding the widespread use of fireworks in the neighborhood. In response, the office coordinated with both POA security and PC police to inquire about any incidents, complaints, or legal concerns during the holiday period. POA security reported no issues, and PC police indicated that fireworks are common during the 4th of July and New Year's celebrations but would review the situation and follow up as needed; no additional updates have been received to date. Board members also observed that current fireworks displays are more sophisticated, louder, and more frequent compared to previous years. It was further noted that some individuals choose to set off fireworks at Treasure Point, where there is minimal risk to adjacent properties.
- Architectural Review -** Pathina reported that ARC approved three requests in December and one in January. A request for an addition, which was essentially an efficiency, was denied by both ARC and the board. No new plans have been submitted by members, and there are no pending requests at the time of the January board meeting. The office again contacted the owners of the four lots on Palmwood; the owners plan to submit proposals soon for lots 14 and 15, and will reach out to the POA about lots 16 and 17.
- Grounds & Maintenance:** Steven addressed the necessity for additional grass cutting on certain lots during the months of June through August. He highlighted that the rapid growth of Bahia grass, particularly surrounding the pool area, is a primary concern. It was noted that an inhibitor exists specifically for Bahia grass. The group proposed, instead of requesting a full additional cut, to implement a partial cut of thirty feet every other week at the pool area, and potentially at the pavilion area as well. It was determined that the frequency and scope of all mowing activities should be clearly defined, and that general maintenance contracts should be opened for bid. Matt will collaborate with Steven and the office staff to detail the scope of work.
- Pool -** Steven pointed out some cracking on the kool decking where it was cut for drainage, which is already scheduled for inspection by the contractor after the cottage is sold and moved. The board discussed how to sell the current cottage and decided to use a closed bid process, listing it on Facebook Marketplace and other platforms. Meresa instructed the office to gather all necessary information for the sale, while Steven was tasked with preparing the cottage for removal and arranging storage for the security equipment. He reviewed the steps needed to relocate the cameras and other security devices, noting that additional storage and time would be required to secure the equipment and keep camera operations running. Duane inquired whether installing the new cottage would damage the kool decking, and Charlie confirmed that it would not

**Treasure Point –** Steven updated the board on the replacement for the card reader at Treasure Point noting our contractor attempted to switch out the card reader with a newer version. Unfortunately, it does not work with our software. Duane explained that while the pool is closed for the season Steven moved the card reader from the pool to TP for the time being.

**Tennis/Basketball Court** Pickleball lines. Billy will contact the contractors on repainting the lines.

**City Update -** It was reported that at the request of the POA the City placed an additional stop sign at the three way stop on Fernwood and Maple way

**Security -** In Ronnie's absence, Steven addressed three incidents. He provided surveillance footage to Ronnie regarding a drive-by paintball shooting on Royal Oak. Additionally, Steven shared details about an occurrence involving teenagers destroying a cell phone discovered at the tennis court. On two occasions, large trucks ran over Christmas lights along TR Blvd; one of these incidents caused damage to the grounds and landscaping. In response, Ronnie and the office contacted the vehicle owners and issued invoices for necessary repairs. The owners were advised to utilize the Henderson Royal Oak entrance, as the TR Blvd entrance is unsuitable for large vehicles due in part to the proximity of the fire hydrant. Steven requested the board's assistance in determining an effective method for redirecting drivers to the appropriate entrance. Options discussed included additional signage and the construction of twenty-four to thirty-inch columns. The board instructed Steven to consult with Alderman Federico for guidance and the possible installation of signage.

**PCI –** Ginger reported that the Breakfast with Santa was well attended and overall went well.

**Community Involvement -** Ginger noted that our next event would be the pool opening the week before Easter.

#### **OLD BUSINESS:**

**Portable Speed Limit Sign -** Meresa noted that the POA donated the funds to the city for portable speed limit sign. It has been purchased and delivered. We are waiting for public works to install it. On Fernwood between Maple Way and Sweet Bay. Steven will follow up with public works.

**Front Load Parking –** Billy noted that at the October 2025 board meeting, City Development Director Billy Dauphin discussed with the POA the authority to review and decide on parking and driveway parameters for TR. He explained that he, Charlie, and Terie had reviewed the POA covenants, resolutions, and City requirements. The 2019 POA resolution on driveways can be amended based on their suggestions, beginning with permissible uses and definitions  
The resolution went on to discuss hard surface and porous materials, the depth of the apron, side yard driveways. The board discussed the components of the resolution and asked questions regarding the depth of the hard surface (non-porous) materials for the driveway apron, borders to limestone or gravel driveways. The board decided that the board should further review the document and it should be sent to the ARC for comments.

#### **NEW BUSINESS:**

**Pool Cottage RFP -** Due to the holiday season and the lack of submissions to construct the proposed cottage for the pool the board extended the deadline to Monday, January 19, 2026. Two additional contractors have expressed interest and welcomed the extension.

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 February 9, 2026, at 5:30 pm inside PCIGC.