

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–February 9, 2026, Meeting

- PRESENT:** Meresa Morgan, Duane Glenn, Charlie Reymond, Matt Schultz, Billy Perez, and Justin Jones.
- ABSENT:** Ginger Flowers ,Steven Rayes and Ronnie Daniels proxies 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 January 12, 2026, were reviewed and accepted. A motion to accept was made by Billy Perez, second by Matt Schultz and approved by all present and by proxy.
- FINANCIALS:** Meresa reviewed the financials stating that we started our fiscal year with 698,000 in cash and investments. Currently we are at \$638,000, reflecting capital expenditures such as 100 TR Blvd and pool, not operational expenses. We budgeted our dues at \$374,000 and we are at \$333,000 leaving \$41,000. We budgeted to have \$20,000 net income and we have a loss of \$36,000. This is due to a decrease in receivables and an increase in expenses. Transfers and dues collections are down, and the cost of goods have increased. We will take all of this into consideration when we approach next year's budget. It was noted that the dues collections are addressed and comprised of those not paying for multiple years, in which the POA pursues collections through several means. We offer payment plans and if need be, we pursue legal means of going to court and placing liens on the property. Many accounts are tax sales in which the individual acquiring the property through the tax sales do not finalize the deed transfer.
A motion to approve the financials was made by Matt Schultz, second by Charlie Reymond and approved by all and proxy.
- Collections-** We have collected 89.7% of current year dues, an improvement over the 87% collected in the previous year. Two years ago, we collected 94% for the same time period. Four transfers were processed, resulting in an average of six transfers for the year. Last year we averaged six transfers for the year, the previous year, 2023-04 our monthly average was 9 and in 2022-23 we averaged 11 transfers a month. The trend in monthly decline matches that of dues collections. Three access cards were reactivated or replaced during this period. Covenant violation assessments billed amounted to \$250; of this total, \$100 was waived and \$600 was collected.
- COMMITTEE REPORTS:**
- Covenants -** The board reviewed covenant reports and violations. Seven properties were reviewed. Most of the violations continue to be recreational parking violations. The board discussed a request from a property owner to waive the violation due to miscommunication between the office, themselves and their renter. The property owners have owned property in TR since the early 90's and have always paid their dues on time and have never been non-compliant. The board agreed to waive the assessment as a one-time occurrence. The code officer updated the POA on the property on Forest noting that the court date had been delayed from January to last week. The vehicles have been removed but the front steps have not been repaired. The judge granted a 30-day extension. The code officer asked for confirmation of legal

habitation either through a lease or communication from the owner. He has tried unsuccessfully to contact the owner and is pursuing other means.

Member Comments – Pathina reviewed the board’s communications and noted that five of the nine comments have been resolved. One of the open items was related to the boil water notice on Kelly Cove. Another was related to covenant violations in which the covenant compliance committee is addressing. One member asked why the fire hydrants have not been replaced. The office sent e-mails to both Alderman Pickich and Federico.

Architectural Review – Pathina reported that the ARC approved one of three requests in January. The office has once again reached out to the owners of four lots on Palmwood; proposals for lots 14 and 15 are expected soon, while the owners will contact the POA regarding lots 16 and 17. Pathina also provided a summary of all architectural requests since April 2025. During this period, the ARC reviewed 46 requests: 20 for new single-family home construction, 15 for additions, eight for modifications, and three requests were denied.

Grounds & Maintenance: Steven reported that he has been in contact with our security access contractor regarding a replacement for the card reader at TP. Previously Steven had moved the card reader from the pool to TP as a temporary solution. Our contractor has tried two different readers with neither one able to integrate with our system. We recently found out that the manufacturer discontinued manufacturing the readers, closed the company and filed bankruptcy in December 2025. The POA contractor continues to research a new provider and new technology. Until a solution is found the card reader at TP will be moved back to the pool and we will utilize a push button to exit TP. The board discussed other options on how to maintain security a proper assigned use.

Pool - Steven reported that he has been in contact with the pool contractor regarding the need for additional sun decking once the cottage is removed. The contractor indicated that as soon as the cottage is removed, he would make a site visit. The board discussed the repairs to the existing decking. It was suggested that Duane meet with the contractor and or the subcontractor when they do a site visit. He also noted that he has successfully removed and secured the security equipment at the pool.

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 - No report

Security - Steven reported that the LPR cameras on North Street were not working. Our IT contractor was able to resolve the issue.

PCI – No report.

Community Involvement - The board discussed the pool opening and party on Sunday March 29, 4-6:00 pm. The board agreed to include food, drink games , etc.

OLD 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.

NEW BUSINESS:

2026-2027 Budget - Meresa reviewed the proposed budget, noting adjustment to expenses and the revenue stream. Grounds and maintenance expenses were adjusted for increased service and the increase of doing business over the last year. Meres noted that in the past we have budgeted \$15,000 for storm damage and noted that we have reserved funds just for this reason and recommended we remove this line item. The board agreed with the interest in not having to raise the annual dues gain this year. A motion to keep the 2026-2027 annual dues at \$325 was made by Charlie Reymond and second by Duane Glenn.

Pool Cottage Sale - Meresa noted that we placed the pool cottage up for sale, posting it on social media markets, contacting the company who purchased the Treasure Point cottage and other interested parties. We receive 4 bids ranging from \$5,750 to \$26,100. A motion to accept the highest bid was made by Matt Schultz, second by Justin Jones and approved by all.

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