

TIMBER RIDGE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING – June 14, 2026

The Annual meeting of the Timber Ridge Property Owner's Association was held on June 14, 2026, at 1 pm inside the PCI Golf Club. The meeting was called to order by President Meresa Morgan at 1:00 pm. In addition to the board, 27 members were in attendance.

Board Members Present: Meresa Morgan-President; Ronnie Daniels- Treasurer, Security; Matt Schultz-Grounds & Maintenance, AR Liaison, Covenants; Duane Glenn- Pool/Tennis Court, IT, Access System; Ginger Flowers- Community Involvement. PCI Liaison and Billy Perez- AR Liaison.

Absent: Charlie Reymond-Secretary, Treasure Point; Steve Rayes- Vice President; Justin Jones -City Liaison

Also, in Attendance; City Aldermen, At Large - Victor Pickich, Ward 4 – Greg Federico; POA Staff – Pathina Lang - Office Staff; Terie Velardi - Office Manager & Steven Hammons - Handyman.

Meresa acknowledged the members of the architectural review committee; Brian Kett, Jay Delhom and David Kernion.

Meresa welcomed the Timber Ridge POA members and introduced the Board of Directors and staff. She asked members with questions to complete a question card and leave it with the staff. Questions would be addressed during the meeting as the applicable agenda items were discussed.

Meresa noted that there were four open positions on the Board this year, consisting of three three-year terms and one one-year term. She advised that the election results would be announced at the conclusion of the meeting.

Meresa then provided an overview of the POA's activities and accomplishments over the past year. She highlighted the Board's continued commitment to improving the community's amenities, beginning with the complete restoration of the pool at a cost of approximately \$81,000. Additional improvements totaling approximately \$12,000 were made to the community's entrances and common areas.

She also discussed several operational improvements, including the implementation of new cloud-based accounting and property management software. The project, which included software implementation and staff training, will assist with improved efficiency of financial transactions, covenant enforcement, architectural review processing, and internal project management. The total cost of these upgrades was approximately \$14,000. Additional capital improvements included the purchase of a portable speed limit sign for approximately \$3,500. The POA also sold the former pool restroom cottage for \$26,000.

Since the beginning of the current fiscal year on April 1, the POA has completed construction and installation of a new, smaller pool restroom cottage at a cost of approximately \$52,000. Meresa noted that the reduced size will make the structure easier and less expensive to relocate when storms require its removal.

Meresa also reviewed community activities, noting that the POA hosted a pool opening party in March. Lifeguards began working Memorial Day weekend, and this season the pool is staffed by eight lifeguards, four of whom are Timber Ridge residents.

She concluded by updating members on several ongoing projects, including the installation of new access card readers and access cards for both the pool and Treasure Point. The new system will be phased in throughout the year while both the old and new systems remain operational. She also advised that the POA continues to work with the City to address derelict and abandoned properties, including homes located at 110 Country Club Drive and 130 Forest Street.

Meresa noted that each of the board members will share in more detail their areas of responsibility.

Meresa provided a financial overview, reporting that the POA's current financial position includes approximately **\$746,000** in cash and investments. Of that amount, **\$270,000** is designated as reserve funds, while approximately **\$476,000** is available for operations and capital improvements.

She noted that the annual dues were increased last year for the first time in five years. The Association budgeted **\$374,000** in assessment income and collected approximately **\$365,000**. Operating expenses were budgeted at **\$365,000**, with actual expenses totaling approximately **\$388,000**. However, approximately **\$25,000** in interest income from the Association's investments offset the additional expenses, allowing the Association's overall financial results to remain consistent with the budget.

For the current 2026–2027 fiscal year, the Association has budgeted **\$382,000** in income and **\$381,000** in normal operating expenses, resulting in a balanced operating budget. Meresa explained that major capital improvement projects are funded separately from the Association's cash and investment reserves and are not included in the operating budget. Meresa directed members' attention to the financial graphs displayed at the back of the room and noted that copies of the prior year's financial statements and the current year's budget were available for review.

Meresa then introduced Ginger Flowers, POA/PCI Liaison and Director of Community Involvement. Ginger welcomed those in attendance and shared an overview of the year's community activities. She highlighted the pool opening celebration, which showcased the new amenities and included food, refreshments, music, face painting, and a visit from the Easter Bunny, who distributed candy and bubble wands to the children.

Ginger also reviewed several successful community events held throughout the year, including the annual **"Take It to the Curb"** community clean-up, during which participants received this year's **"Let's Talk Trash"** T-shirts provided through sponsor support. She also recognized the annual **Trunk or Treat** Halloween event at the pool, where residents decorated vehicle trunks, distributed candy, and organized hayrides through the subdivision to enjoy neighborhood decorations and collect treats. Additional community events included the **Breakfast with Santa**, **Italian Open Social**, and the annual **Crawfish Boil**, all presented in partnership with PCI. Ginger also acknowledged Timber Ridge's active golf community and thanked the many volunteers, sponsors, and residents whose participation throughout the year helped make Timber Ridge a vibrant and welcoming community.

Next up, Ronnie Daniels presented the Security Report, noting that Timber Ridge remains one of the safest communities on the Mississippi Gulf Coast. He explained that the Association continues to invest in and enhance its security systems, including surveillance cameras, license plate readers, and access control systems, while maintaining a strong working relationship with the Pass Christian Police Department.

Ronnie emphasized that vehicles entering or leaving the community are monitored by the camera system, and the license plate reader cameras have proven valuable in identifying individuals involved in suspicious or illegal activity.

He reported that one of the most common security concerns continues to be unauthorized individuals entering the pool by climbing over the fence. Pass Christian Police have increased patrols of the area, and trespassing charges will be pursued when appropriate. Ronnie also reminded members that the Association employs off-duty Pass Christian Police officers to provide additional patrols during evenings, weekends, and holidays. Overall, he reported that security incidents have remained minimal over the past year.

Meresa introduced Duane Glenn, who provided updates on the pool, access control systems, tennis courts, and the Association's property management software.

Duane began by recognizing the POA staff—Steven, Pathina, and Terie—for their continued hard work and support behind the scenes.

He reported that the algae issues experienced during the previous season have been successfully resolved following the pool restoration, and that the Association has adequate lifeguard staffing for the current season.

Duane also reviewed the replacement of the pool cottage. The original Hurricane Katrina-era structure was replaced with a smaller, more functional building that is easier and less expensive to maintain. The new facility includes men's and women's restrooms and a small office for lifeguards and security personnel.

Duane then explained the Association's access control system, which consists of two components: the card readers installed at the entrances and the software that manages access and records activity. Following damage to one of the existing card readers, the Association discovered that the equipment had become obsolete and replacement parts were no longer available. A spare reader was found in our inventory, installed and is operational.

Fortunately, a newer card reader compatible with the Association's existing software has been identified. However, the upgraded readers require new access cards. The Association will transition to the new system gradually throughout the coming year, with both systems operating simultaneously during the changeover. New access cards will be issued as needed throughout the summer, with a community-wide conversion planned following the pool season.

Duane also provided an update on the implementation of the Association's new property management software. The software is already improving the tracking of covenant enforcement and internal work orders and will soon be expanded to manage Architectural Review Committee (ARC) applications electronically. He noted that the system will help reduce paperwork, improve communication, and streamline the architectural review process.

There were no questions following Duane's presentation.

Duane turned the meeting over to Billy Perez.

Billy Perez presented the Architectural Review Committee report, noting that the ARC approved 61 projects during the past year, including 23 new homes, 12 fences, 13 swimming pools, and 13 ancillary structures or driveway projects.

Billy explained that while 61 projects may not initially seem significant, each application requires considerable review and coordination, making it a substantial workload for the committee's three volunteer members.

He also discussed how the new property management software will improve the architectural review process by reducing the back-and-forth communication between applicants, the office, and the ARC. The new system is expected to minimize delays caused by incomplete or illegible submissions while simplifying the application process for property owners.

Billy encouraged anyone planning construction or improvements to submit complete applications with all required documentation to help ensure timely reviews.

Meresa welcomed Alderman-at-Large Victor Pickich and Ward 4 Alderman Greg Federico who provided updates on several City of Pass Christian projects and services affecting Timber Ridge. Topics included public works projects, infrastructure repairs, blighted properties, golf cart safety, proposed no-wake zones on community waterways, fire safety initiatives, replacement of fire hydrants, and tree and limb debris removal.

During the question-and-answer session, a member asked whether recreational vehicles or equipment could be stored on a vacant lot owned by another party whose ownership status was uncertain. Alderman Pickich responded that the City currently has no ordinance prohibiting the parking or storage of recreational items on vacant property, provided they do not create a public safety hazard.

Matt announced the results of the 2026–2027 Board of Directors election. Five candidates sought four available positions: Ronnie Daniels, D.W. Farragut, Rebecca O'Dwyer, Charlie Reymond, and Suzy Smith.

Based on the election results, Ronnie Daniels, Rebecca O'Dwyer, and Charlie Reymond were elected to three-year terms. D.W. Farragut received the next highest number of votes and was elected to serve the remaining one-year term created by the resignation of Justin Jones following his move from the subdivision.

Meresa thanked all of the candidates for their willingness to serve the community and expressed appreciation to the members who participated in the election.

With no further business to come before the membership, the meeting was adjourned at **2:25 p.m.**