TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 13, 2026, Meeting

PRESENT: Meresa Morgan, Charlie Reymond, Matt Schultz, Ginger Flowers, Dune Glenn, Ronnie Daniels, D.W. Farragut, Rebecca O'Dwyer and Billy Perez.

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

Meresa welcomed and congratulated D.W. Farragut, Rebecca O'Dwyer, Ronnie Daniels, and Charlie Reymond on their election to the 2026–2027 Board of Directors. She noted that Rebecca, Charlie, and Ronnie will each serve three-year terms, while D.W. will serve a one-year term to fill the unexpired vacancy.

MINUTES: The minutes for May 11, 2026, Annual Meeting-June 14, 2026 and the Special Meeting to elect officers – June 22, 2026 were reviewed and accepted. A motion to accept all was made by Ronnie Daniels, seconded by Billy Pereze and approved by all present.

FINANCIALS: Meresa reported that she had reviewed the financial statements through June 30. The Association currently has approximately $791,000 in cash, investments, and other assets. Budget-to-actual performance remains in line with the approved budget.

On an accrual basis, the Association billed approximately $364,000 in annual dues for the 2026–2027 fiscal year. Consistent with prior years' collection history, the budget assumes a 90% collection rate.

Meresa also reported that construction of the pool cottage has been completed. As a result, the project has been reclassified from Work in Progress to Capital Improvements.

There being no questions or further discussion, Rebecca O'Dwyer made a motion to approve the June financial statements. The motion was seconded by Ginger Flowers and approved unanimously.

Collections- Terie reviewed the collection report with the Board, noting that annual dues were billed on 1,117 lots. During March and April, the Association collected approximately $250,000 in dues. As of June 30, total collections had reached $282,525, representing approximately 78% of the annual assessments billed, which is consistent with collections during the same period last year.

Since April, the Association has also collected $3,600 in prior-year assessments, $340 in finance charges, $1,512 in convenience fees, and $91 in court fees. It was noted that the convenience fees are a pass-through expense and revenue item, representing the fees charged by the Association's accounting system to process credit and debit card transactions. These fees are paid by the property owner and remitted to the payment processor, resulting in no net cost or revenue to the Association.

Terie reported that 16 property transfers had been processed during the reporting period, averaging 5.3 transfers per month. Additionally, 21 access cards were either replaced or reactivated, averaging seven per month. Terie noted that we have been issuing the new access cards to new members and those coming into the office to exchange the old cards.

Regarding covenant enforcement, the Association assessed $850 in violation fines, waived $100, and collected $325.

COMMITTEE REPORTS:

Covenants - The Board reviewed the covenant violations currently recorded in the Association's property management software and noted that the majority of the violations have either been resolved or that the property owners are actively communicating with the office regarding compliance.

The Covenant Compliance Committee requested clarification on several cases involving boats on trailers that remain hitched to trucks and parked in driveways in front of homes for extended periods without being moved. After discussion, the Board determined that this constitutes the same type of violation as parking a recreational vehicle in front of the front sill of the residence, as prohibited by the Restrictive Covenants.

The Board directed the Covenant Compliance Committee to document and maintain a timeline for these situations, including observations and dates, so the Association has adequate documentation before addressing the property owners.

Member Comments –

Pathina reviewed the board communications from May through July 10. During that period, 13 members contacted the office. Of those communications: Five of the eight matters were ones M.J. informed the office she would follow up on and get back to us.

102 Timber Ridge, Charlie stated that he would investigate the fence issue.

The final matter involves a dispute between neighboring property owners. One owner requested that someone from the office come to the property to review the situation and identify the specific concerns involving the neighboring property.

Architectural Review –

The Board reviewed an Architectural Review Committee (ARC) application for a property on Greenwood. The property owner recently purchased the adjacent lot and combined it with the lot containing their residence. The owner submitted an application to construct a two-bay garage/storage building.

The initial application was denied because the proposed structure did not satisfy the requirements of Covenant 2(B), which requires that all improvements be harmonious in architectural design and appearance with the existing residence and surrounding community.

Following the denial, the property owner met with ARC Liaison Billy Perez to discuss the project. During that meeting, a conceptual design was developed that more closely incorporated architectural elements complementary to the existing home and consistent with the intent of the covenants. The owner subsequently submitted a revised application.

Upon review of the revised application, the Architectural Review Committee (ARC) identified several deficiencies and, as a result, was unable to recommend approval of the project as submitted. It was noted that the property owner had become frustrated with the review process and did not fully understand the application requirements or the basis for the ARC's requested revisions.

The Board reviewed the revised submission and discussed the ARC review process. It was noted that the ARC serves in an advisory capacity by making recommendations to the Board, while the Board retains final decision-making authority. Several Board members believed that sufficient information had been submitted to allow the Board to move the application forward.

Rebecca O'Dwyer made a motion to approve the application, contingent upon the structure being constructed using the materials and architectural elements presented to the Board to ensure compliance with the Association's covenant requirements. The motion was seconded by Billy Perez.

During discussion, Board members acknowledged that the proposed project was unique. While it did not meet the definition of a single-family residence, it exceeded the scope of a typical detached two-bay garage or storage building. Members agreed that projects of this nature warrant a level of architectural review comparable to that required for a single-family residence.

The Board also agreed that the current covenants do not adequately address projects of this nature. Members expressed that the property owner's application should not be unnecessarily delayed and that the Board should develop more clearly defined criteria for evaluating similar projects in the future.

vote was called, and the motion carried by a vote of 5-3.

Voting in favor: Charlie Reymond, Ronnie Daniels, D.W. Farragut, Billy Perez, and Rebecca O'Dwyer.

Voting opposed: Duane Glenn, Matt Schultz, and Ginger Flowers.

The Board continued its discussion regarding the need to clarify the criteria for accessory structures that should be reviewed under the same architectural standards as a single-family residence. The discussion included, but was not limited to, structures that are enclosed, constructed on a permanent concrete slab foundation, and not readily movable. The Board agreed that additional guidance should be developed to establish consistent review standards for projects of this nature.

The Board reviewed 23 architectural submissions. Of those, one application was incomplete, one was denied because the lots had not been combined for the proposed fence installation, and six applications remain open, as noted in the monthly report.

Grounds & Maintenance -

Steven stated the new swipe card readers are up and running. Meresa stated that after pool season, we need to send out an email blast notifying residents to come in and get new cards. At a certain point, the old cards will no longer work.

Pool – Duane stated that the basketball lines would be easy to complete and recommended having the basketball and pickleball lines completed at the same time. Rebecca made a motion and Matt seconded the motion. Everyone approved.

Duane discussed installing a camera at the pool along the side of the fence due to not being able to be seen and one at the basketball court. The two cameras are estimated to cost approximately $1400 with installation, the total cost is approximately $2000. Matt made a motion to proceed and Ronnie seconded the motion. Everyone approved.

Ronnie asked about the biggest complaint regarding the pool is the water is too hot. The Board decided to install sprays in the waterfalls to help address the water temperature.

Treasure Point – The possibility of adding limestone around the bulkhead is being explored. Further information and pricing are still being researched.

Tennis/Basketball Court - Pickleball and basketball lines discussed earlier.

City Update - No report.

Security -

Ronnie discussed the RUTs incident involving a child who left ruts from the parking lot of the basketball court to the corner. The individual was identified using the POA camera systems. A warning letter was sent to the individual regarding the incident. It was also noted that a police report will be filed for any future incidents.
The father of the individual who did doughnuts at Treasure Point was contacted and informed us that his son would rake the rocks back into place. The following day, the situation was resolved.

Teenagers were caught on camera bouncing on the tennis net causing damage to the stanchions. In addition, wires to the gate systems were ripped out. The individuals were identified and were given the option to make restitution or face legal action. The total cost of the repairs is estimated to be $1,000. Both young men agreed to pay for the damages.

PCI – Ginger reported that PCI will hold a bingo game for kids on July 23.

Community Involvement - It was noted that the next POA event will be the Halloween Trunk or Treat in October.

OLD BUSINESS: Meresa noted that three of our CD's have or are coming due. She reviewed the interest rates from several different financial institutions and reported that Edward Jones is currently offering the best rates. The board discussed staggering the investments over 12 and 18 months. Rebecca O'Dwyer motioned to approve the reinvestment plan, seconded by Matt Schultz and approved by all.

Terie reported the lifeguards and pool attendants are preparing to return to school. Overall, they have been a great group, with only one minor issue reported. Jude, the lead lifeguard, has been doing a great job helping and supporting everyone.

Pool Cottage: The women's restroom door is not closing properly, and the door sensor is not functioning correctly. There is also a light that flickers throughout the night. Other than these issues, everything is in good condition**.** The contractor will address the concerns and resolve the issues.

There being no further business, the meeting was adjourned at 7:00p.
Board Minutes respectively submitted by Terie Velardi and Pathina Lang, POA Staff.

NEXT MEETING – The next BOD meeting is August 10, 2026, at 5:30 pm inside PCIGC.