

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–November 15, 2021 Meeting**

- PRESENT:** Cathy Eagan Gill, Rebecca O’Dwyer, David Amoss, Martin Miller, Matt Schultz, Ronnie Sedlak and.
- ABSENT:** Ronnie Daniels, Charlie Reymond. Gretchen Thibeault-proxy to Rebecca O’Dwyer
- OTHERS:** Misty Dienes, Steven Hammons and Terie Velardi– POA Staff.

The November 15, 2021, TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

- Minutes -** The minutes from the October 13<sup>th</sup> meeting were reviewed. A motion to approve the minutes, was made by Rebecca O’Dwyer, second by Ronnie Sedlak and approved by all present.
- Financials-** In Ronnie Daniels absence Cathy reviewed the financials for October noting everything is in order and we are in line with our budget. A unanimous motion to approve the financials was made.
- Collections-** Terie reviewed the collection report noting collections are up overall, current year and previous years dues. We are at 87% for the current years dues which is the same or greater for the complete prior years. Prior years collections continue to be 5-12 thousand dollars greater than the amount of the previous 4 years. The increase in collections reflect multiple strategies including an increase in payment plans, auto drafts and court action letters. We collected \$309 in finance charges, \$87 in convenience fees associated with online credit card payments, \$166 in court fees and \$25 for a bounced check. In October we had 6 transfers bringing the monthly average to 10 per month. Three access cards were either reactivated or replaced. In October we billed \$450 and collected \$100 for covenant violations assessments.

**COMMITTEE REPORTS:**

- Covenants -** Misty noted that the covenant spreadsheet is in alphabetical order by the respective board member. You may see some properties listed in your area that were identified prior to your initiation. Misty noted that everything that was sent into the office was sent out except for ones that came in over the weekend. If a member sends in a possible violation the office communicates with the board member who oversees that area for their follow-up. Rebecca reported that Victor is following up on condition issues and sent pictures of a house, noting it is being worked on. Following up it was noted that the photo and address do not match. Another property with condition issues was discussed. The member sent an e-mail in indicating they did not believe that should be fined as they are having difficulty finding workers. The board discussed the specifics issues, noting that the property owners are involved in construction. They have failed in making reasonable progress creating an unsafe condition. The board directed the office to communicate with the member indicating a plan needs to be made and communicated to the POA; to finish the repairs in a specified timeframe. Another member has placed a sheet of plywood as a fence on their property line to protect their plants. The member received a “friendly reminder” that the plywood was not in compliance with the covenants, giving them 30 days to resolve and or communicate with the POA as to why they are not able to resolve the violation. It was noted that the office has been in communication with the member and two of the officers attempted to meet with the member. As this issue is potentially an architectural review concern Martin, as AR liaison reached out to the member. He indicated that he spoke with the

member who indicated that they will be responsive but need to know what their options are and asked for an extension. The board offered a two-week extension for the member to submit a request to the architectural review committee.

**Member Comments** –Member comments were reviewed by the board. A new member indicated that he had items taken from his property. They supplied 2 videos of two cars pulling into his drive. He offered the information to make other property owners aware.

**Architectural Review** –

The board reviewed open requests noting that the information requested by AR is being addressed by the owners and the city. The board discussed roof pitch minimums for secondary roofs. It was noted that members have requested and AR has approved variances for secondary roofs; dormers, porches, etc.

**Grounds & Maintenance** – Steven communicated with our landscaping vendor on the need to have the cul-de-sac at the end of Ridgewood cut. He also sent pictures to Alderman Pickich of pot-holes at Basswood and Baywood.

**Pool-** Steven reported the pool will be closed on November 1.

**Treasure Point** – Steven reported that the marine contractor has poured all three slabs for the new boat ramp. It was reported that a very large boat experienced issues when backing down to the very end of the boat ramp. The board discussed the need to have the gaps to the sides of the ramp filled in.

**Tennis Court** – No report

**City Update** - Alderman Pickich participated in the community clean-up and is ensuring that Pelican waste will pick up any leftover debris and the city will dispose of the few tires that were left on the side of the road. The city is still working on the potholes in the subdivision.

**Security** - Steven reported that Outbound surveillance camera taken out of service. Henderson Ave-Royal Oak. When requested by the City Police Steven continues to share surveillance videos with PC Police.

**PCI** – The Diamonds are hosting Breakfast with Santa on December 11<sup>th</sup>.

**Community Involvement** – Cathy reported that clean-up was a great success. Twenty-five to thirty folks participated including Alderman Pickich and Trey McKnight from the Harrison County Beautification Commission who supplied us with trash bags and gloves. T-shirts were given out all participants. Mississippi Power supplied water. The POA provided hot dogs and drinks as well as trash grabbers. Cathy also reported that the Halloween Trunk or Treat event was successful and well attended. Cathy encouraged board members to participate in the Holiday Home Decorating Contest in December.

**OLD BUSINESS:**

**TP Cottage Alternative** - The board reviewed the specifications and quotes for a flatbed trailer. The original quotes were acquired in August. Terie reported that we have asked for updated quotes from the three vendors. The vendors indicated that due to material supply issues delivery is 3-6 months out. A motion to allow the officers to order the trailer and spend up to \$10,000 was made by Martin Miller, second by David Amoss and approved by all present and by proxy.

**NEW BUSINESS:**

There being no further business the meeting was adjourned at 6:40

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is on December 13, 2021, at 5:30 pm inside the PCIGC Banquet Room.