

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MINUTES-February 19, 2024, Meeting**

- PRESENT:** Cathy Eagan Gill, Matt Schultz, Charlie Reymond, Steve Rayes, Rebecca O'Dwyer. Meresa Morgan, Ronie Daniels and Justin Jones.
- ABSENT:** Duane Glenn – proxy to Meresa Morgan
- OTHERS:** Steven Hammons, Misty Dienes and Terie Velardi – POA Staff
- GUESTS:** Trey Nunez – 139 Ridgewood - Fence location relative to the front sill of his home. Mr. Nunez thanked the board for the opportunity to address the board. In June 2023 Mr. Nunez made a request to install a 48" inch wood picket fence on his vacant lot that has been combined with the lot his home sits on. The fence is in line with his front sill and was approved. In February 2024, Mr. Nunez asked for an eight-foot (8') variance to the front sill requirement, stating that the fence would be in line with his neighbor's front sill. Mr. Nunez explained that the front sill of his house sits fifty-six feet+/- (56'+/-) from the street and his neighbor's house is forty-eight +/- (48'+/-) from the street. Mr. Nunez explained that his interest in requesting the variance is to protect his pets from running off and to offer better utilization of his lot for his pet. Mr. Nunez stated that if he is granted the variance, he will adjust the height from forty-eight inches (48") to thirty-two inches (32"). Mr. Nunez noted that just down the street a new home was allowed to be built within the thirty-foot (32') front set-back requirements. The board reviewed pictures, the plat and the placement of the structures. Questions and discussion followed. The board thanked Mr. Nunez for coming and acknowledged Mr. Nunez's reasons for the request. The board continued to discuss the request noting the board has the authority to grant requests for a variance on a case-by-case basis. It was also noted that the number of requests for the installation of fences is substantial. The covenants state, "No fence of any kind shall be erected on any portion of the premises from the front lot line to the front sill line of the main building on any lot." The board acknowledged that another member had made a similar request within the last nine months. Granting a variance would set a precedent for the entire neighborhood and open the POA up to possible litigation. A motion to deny the request as submitted was made by Steve Rays, second by Meresa and approved by all.
- MINUTES:** The minutes from the January 15, 2024, meeting were reviewed with a motion to approve by Rebecca O'Dwyer, second by Matt Schultz and were approved by consent.
- FINANCIALS:** **Budget-** Meresa reviewed the proposed budget that was sent to everyone prior to the meeting. The budget is based on keeping the annual dues at \$290 per lot which nets a small deficit of \$9,900. Cathy noted that we over budget for storm repairs and under budget transfer fees which will help to mitigate any deficit. It was noted that we have collected between seven to fourteen thousand (\$7,000- \$14,000) more than we budgeted for in transfer over the past 4 years. Our cash flow basis is sound. Meresa noted this is the fifth (5<sup>th</sup>) year in which the dues are \$290 per lot and is confident that we will be able to meet our obligations to the membership in managing our fiduciary responsibilities. Depending on the capital improvements for the upcoming year, we will review the 2025-26 budget next January. A motion to keep the annual dues for the 2024-2025 annual year to be \$290 per lot was made by Rebecca O'Dwyer second by Matt Schults and approved by all. A motion to approve the budget as submitted was made by Rebecca O'Dwyer and second by Ronnie Daniels and approved by all.

**Collections-** Terie reviewed the collection report noting that this year compared to last year we collected 91.8% for the year 2023 and we are at 92.8% this year. We collected \$50 in finance charges, \$37.00 in convenience fees. We collected 10 transfers; 6 were fair market sales and 4 were from tax sales bringing our monthly average to 9.7. We collected fees for 2 reactivation or replacement access card. \$200 was billed in covenant assessments, none were waived and we did not collect anything in January.

**COMMITTEE REPORTS:**

**Covenants -** Misty reviewed the covenants noting that she sent everyone the report the prior week and asked if there were any questions. During the month of January 8 first (friendly reminders), 1 second letter (with a \$100 assessment) were sent out. 5 were resolved. Misty went on to discuss member communication relative to covenant issues. 142 Forest received a CV letter for boat storage and came back to the office stating they submitted a request for a boat-port a few years back, had made subsequent request and had not heard back regarding the request. The homeowner noted they came into the office and was given approval to place pavers under the wheels of the boat trailer. Misty noted, we have no record of this approval, the office does not approve such requests and the request was made prior to the board removing all waivers. Waivers were removed to provide consistent enforcement of the covenants. Matt will follow up with the homeowners and report back.

**Member Comments –** Misty noted that the majority of comments for January were all related to covenant letters in which case they were all resolved. A member reported that they were expecting the delivery of a package, but it was sent to the neighbor’s house across the street. When he approached the neighbor, the neighbor refused to give him the package. The property owner followed up with the police.

**Architectural Review –** Four requests for review were made in January. Two were approved, shielding of a lift and a carport. Two are open and we are waiting for updates from the property owners, a fence on the side near the water and a ribbon drive.

**Grounds & Maintenance –** Steven noted that his report indicates dates in which actions for specific projects were handled. Board members will be reviewing said projects and he will fill in any gaps or answer any questions during their review.

**Pool- SAC** Steven reported that the pool contractor counter sunk the pool ladder into concrete. Charlie noted that both he and another board member received texts from a Realtor asking if the POA would consider opening the pool earlier. It was noted that we open the pool on Easter weekend. This year it is March 29<sup>th</sup>.

**Treasure Point –** No Report

**Tennis/Basketball Court –**No Report.

**City Update -** Rebecca reported that she spoke to Alderman Victor Pickich who reported that the City is working on finding a resolution to the vacant home at the TR Blvd entrance.

**Security -** Steven reported that we received the 4 LPR cameras today and they would be put into operation soon. The 4 cameras received are the same brand as our current cameras. It was also reported that in a zoom meeting with the contractor and technician, the contractor reported that there is a new camera that is much cheaper and offers better interfacing and provides more flexibility for future use. They suggested that when the camera becomes available, within the next few weeks that we purchase one test it out. The fact that they are much cheaper than the current brand will mitigate the overall expense of the security camera upgrade.

**PCI -** Cathy reported that PCI held their Valentine’s Day tournament this past weekend. The Italian Open is being held on April 20<sup>th</sup>. The Italian Open socials have been reduced in number. In the past the POA has sponsored an IO social. A motion was made by Rebecca O’Dwyer that, in the event there is an open date to host an IOS the POA will allocate up to \$200 to sponsor an IO social. The motion was second by Charlie and approved by all.

**Community Involvement -** Meresa reported that we will be scheduling a community clean-up this spring. The board discussed possible dates and settled on Saturday, April 13<sup>th</sup>. The board discussed providing “Let’s Talk Trash” t-shirts and procuring sponsorships to offset the cost.

**OLD BUSINESS:**

**Board Elections -** 2024-25 Board elections – Cathy reminded the board that the board elections are upon us and we need to recruit members in good standing to run for the 2024-25 BOD. Matt Schultz and Justin Jones will run for reelection to serve. Cathy Gill noted that she will not be running for reelection to serve on the BOD. With 3 open positions the nominating committee needs to recruit 2 candidates for each open position. Terie reminded the board that if they have someone interested to send their name in and the office will send them the biographical/nomination form.

**Newsletter -** Cathy noted that the newsletter will notify the membership of the annual dues, board election, community clean-up along with the board members articles. She asked the board members to get their article in immediately.

**NEW BUSINESS:**

**Hancock CD Maturing**

It was noted that we have a CD at Hancock Bank maturing on March 12<sup>th</sup>. A day after the March BOD meeting. The board discussed the current rates and their terms. It was decided that Meresa, Cathy and Justin would monitor the rates, make a suggestion to the rest of the board on or before the March board meeting.

**Pool RFP -**

Terie reported that the POA will put out to bid it’s major contract services every 5+ years. Last year we did grounds & maintenance. This year we are addressing our pool maintenance and cleaning contract service. We are inviting our current contractor and two additional contractors to submit proposals. Matt Schultz provided significant assistance in developing our RFP. Steven and I have already met with one of the contractors and they were very proficient in their explanations and response to the RFP. The board discussed the hours and frequency of services. Our current provider comes in after hours and as a result we do not have to close the pool. The other two contractors cannot provide service after hours. We are looking for a twice a week service during the busy season and once a week during the off season.

There being no further business the meeting was adjourned at 6:50pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING -** The next BOD meeting is the annual meeting on Monday, March 11, 2024, at 5:30 pm inside the PCIGC Banquet Room.