

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-March 11, 2024, Meeting

PRESENT: Cathy Eagan Gill, Matt Schultz, Charlie Reymond, Steve Rayes, Rebecca O'Dwyer. Meresa Morgan, Duane Glenn and Justin Jones.

ABSENT: Ronnie Daniels - proxy to Rebecca O'Dwyer

OTHERS: Steven Hammons, Misty Dienes and Terie Velardi - POA Staff

GUESTS: Alderman Victor Pickich, Mark Sevasta, Billy Dauphin - City Building, Code Officials

Cathy called the meeting to order and introduced our guests.

Alderman Pickich thanked the POA for the opportunity to speak to the board and updated the board on the drainage projects in the subdivision. He informed the board that the city no longer installs culverts for new construction. They will however continue to clean and repair drainage issues to the city streets. Victor noted that the emphasis is to prevent flooding. He went on and introduced Mark Savasta, PC Community Development Director, and Billy Dauphin as the new Code Enforcement Officer.

Victor explained that the City continues to promote community relationships with the residents. Timber Ridge as one of, if not the largest subdivision in the City the City wants to make sure we are all on the same page.

Billy introduced himself and shared his experience as being the code enforcement officer for Bay St. Louis and Diamondhead for the last nine years. He has 40 years in the construction trade. He explained that he is hands on and does not wait until he gets a call regarding an issue. He noted that he cannot enforce POA rules but he will enforce City rules. He referenced the City's short term rental policy and said he would be monitoring and enforcing the rules. My number one priority in Timber Ridge is the vacant house at the corner of Timber Ridge Blvd and North St. The board acknowledged the concern, thanked him and explained what the POA has been doing over the last few years. Cathy explained that the home is in custodial care, which means all they are doing is cutting the grass. We have attempted to get more information but have been denied. We turned the information over to the City attorney in hopes that the City can do more. Billy noted that he plans to do an assessment on the property, if it does not meet certain standards he will address with the board of alderman and ask for a motion for abatement for either repair or have it torn down. He discussed other properties in the subdivision, Forest Street, etc. He indicated that he and Victor will work together on these concerns. In conclusion, Billy asked if there were any questions. Matt asked if he communicate with the POA office on issues he addresses in Timber Ridge so we could add them to our covenant spreadsheet. Billy acknowledged the request and said he would be happy to do so. He noted that between he and Mark they are in the subdivision 2-3 times per week. Billy explained that the City is reviewing a citation process and hopefully the City will adopt a streamlined process. When folks clear lots in the city, the City requires a permit and silt fence/screening to contain the dirt and runoff. He was asked what the City's timeline is for having cut down trees removed. He noted that the permit is good for 180 days, however they will take each situation case by case. Billy noted that he, Mark and Victor are working on developing a code enforcement division of the City's community development department. Billy indicated he would take part in the POA's community clean-up. Victor noted that the street sweeper would be sweeping the streets that have curbs and gutters in the subdivision on that day.

The POA thanked Mark and his department for their continued assistance.

Mark noted that one of the main issues the City is addressing properties that have full bathrooms in the downstairs enclosure of raised homes. Based on FEMA regulations it is

illegal to have bathrooms at grade level at flood elevation. Non-compliance can adversely affect insurance ratings for all residences in the City.

Victor Pickich, Mark Savasta and Billy Dauphin left at 6:10pm.

MINUTES:

The minutes from the February 19, 2024, meeting were reviewed with a motion to approve by Matt Schultz, second by Meresa Morgan and were approved by consent.

FINANCIALS:

Meresa reviewed the financials noting the financials look good, we are \$1,000 over budget for the year. Meresa also noted that we will be sending out the annual dues invoices within the week and expect to start receiving payments. The financials were accepted by consent. Cathy reported that one of our CD's at Hancock bank is scheduled to mature tomorrow. Cathy, Meresa and Justin reviewed rates offered by Hancock and other financial entities. The recommendation is to renew it with Hancock bank for 8 months. A motion to accept the recommendation to renew the CD for 8 months at 4.65apr was made by Matt, second by Rebecca and approved by all.

Collections-

Terie reviewed the collection report noting that this year compared to last year we collected 92.8% for the year 2023 and we are at 92.7% this year. Prior years collections included properties we had liens on. We collected \$465 in finance charges, \$45.00 in convenience fees, and \$170 in court fee. We collected 2 transfers bringing our monthly average to 9. We collected fees for 3 reactivation or replacement access cards. \$550 was billed in covenant assessments, none were waived, and we collected \$600 in February. Trie also noted that we received a payment from the Harrison County Youth Court for the restitution case on the damages to the tennis court in March of 2023. The court settlement/restitution was set for \$2,340.84. To date we have collected \$730 which leaves a balance of \$1,610.84.

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 February six were resolved, five first letters, five second and one third letters were sent out. For March we have 11 resolved.

Member Comments -

The board reviewed member comments. Misty noted that the majority of comments for continue to be related to covenant letters. It was noted at the February meeting that a member came in and asked for a variance to the front sill regulation for a fence. The board denied the requests noting that they had denied a similar request for another property. Granting a variance would set a precedent for the entire neighborhood and open the POA up to possible litigation.

Architectural Review -

Four requests for review were made in February. Two were resolved and one remains open. The resolved or approved applications are for SFR new construction, and fence construction. The one open is for a ribbon drive.

Grounds & Maintenance -

The board discussed the clearing of the POA lots on Hackberry. It was noted that the appearance of the lots after clearing leaves a lot to be desired. The ruts are holding water. It was noted that sand will need to be added and leveled. Matt said he would address the lot condition and report back. Charlie noted that the contractor was asked to submit a bid on what it would take to fill in the areas collecting water and to hydroseed the area. 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

Duane noted that has a call into ASP about the possibility of adding a splash pad at the pool area. Duane mentioned that he took a look at the splash pad at PC Yacht club noting they simply have a concrete area that water sprays from. Steven reported that the contractor completed the pressure washing of the pool decking, chairs and the tennis courts. pool contractor counter sunk the pool ladder into concrete. Matt reviewed the RFP for pool maintenance. We requested three bids; one from our current contractor who let his liability insurance lapse and did not submit a proposal. Another local contractor submitted a bid

along with ASP – Gulfport. ASP met all of the POA requirements and had the lowest bid and was awarded the contract. We informed Asp that we wanted them to address and treat the black algae. Duane noted that when Steven met with ASP they identified some maintenance issues; water leak on our water fill mechanism, one of the reading on the south filter is reading higher than it should. It has yet to be determined if the issue is with the gauge or the filter. Steven noted that we had the north filter changed out a few years back, but nothing has been done with the south filter. Matt asked how often we change the sand out. Steven noted that in the last 11 years he has been here its only been changed once. Steven Rayes noted that the sand should be changed out every three years.

Treasure Point – No Report

Tennis/Basketball Court –No Report.

City Update - Rebecca reported there is nothing to report other than what was offered at the the beginning of the meeting by our guest.

Security - It was noted that a golf cart was taken from underneath the club house. The golf cart was located at the apartments on Royal Oak.

PCI – Cathy reported that PCI and the PC Yacht Club held their tournament this psst weekend and PCI won.

Community Involvement – Meresa reported that we will be scheduling a community clean-up this spring. It will be held on Saturday, April 13th. We will once again provide t-shirts and ask for sponsorships.

OLD BUSINESS:

Security camera upgrade - Duane reported we tested a different camera than the ones we are currently using which was much cheaper, but the resolution was not acceptable. The board approved the additional expenditure up to 20K for the next phase.

Board Elections - 2024-25 Board elections – Duane asked the board for assistance in identifying and to recruit members in good standing to run for the 2024-25 BOD. 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.

NEW BUSINESS:

TRPOA / PCI Directional Signage

Meresa shared with the board that she had requested a quote for new POA/PCI directional signage. Meresa showed the board a mockup and discussed the different materials (aluminum or wood with foam panels- raised lettering). The colors will match the entrance signs. Rebecca made a motion to approve the aluminum sign, Charlie second the motion and approved by all.

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, April 8, 2024, at 5:30 pm inside the PCIGC Banquet Room.