

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-April 8, 2024, Meeting**

- PRESENT:** Cathy Eagan Gill, Matt Schultz, Charlie Reymond, Ronnie Daniels, Meresa Morgan, Duane Glenn and Justin Jones.
- ABSENT:** Steve Rayes, Rebecca O'Dwyer
- OTHERS:** Steven Hammons, Misty Dienes and Terie Velardi – POA Staff
- MINUTES:** The minutes from the March 11, 2024, meeting were reviewed with a motion to approve by Meresa Morgan, second by Matt Schultz and were approved by consent.
- FINANCIALS:** Tabled. Meresa noted that are on hold until we finish year-end adjustments to close out our year.

Collections- Terie reviewed the collection report noting that we finished the year collecting 92.9% of the current years dues, 1/10 of 1% shy of last year collections which was 92.9%. The total for last year collection is 95.7% which typically takes us 3 years to reach this mark. We collected \$172 in finance charges, \$401.00 in convenience fees, and \$25 for NSF return. We collected 11 transfers, bringing our monthly average to 9.2. We collected fees for 2 reactivation or replacement access cards. \$600 was billed in covenant assessments, \$100 was waived, and we collected \$200 in March.

One thousand eleven 2024-25 annual dues invoices were sent out in mid-March. We collected \$66,000 or 20.5% of the total billed. We have a few lots that have been combined and a few lots that have been re-subdivided.

COMMITTEE REPORTS:

Covenants - During the month of March sixteen covenant violations were resolved, three first letters, four second and two subsequent letters were sent out. Subsequent letters are sent to those who had resolved a violation and received a thank you for complying and subsequently have a recurring violation of the same nature. Subsequent violations were put in place by the board in 2018-19. Rather than starting from scratch with a friendly reminder, it was felt that if a property owner previously had the same type of violation, it warranted a \$100 assessment.

Member Comments - The board reviewed member comments. Misty reviewed comments that are related to covenant letters. A member on Fernwood has been in communication with and is looking for ways to resolve the violation. The property owner has asked to have the CV assessment waived. The board reviewed the request and voted to waive the CV assessment for 60 days. Another property owner at the corner of Ridgewood and Elmwood cleared their lots but has not removed the debris. They have removed some of the debris but are on hold until the ground dries. The board voted to allow more time and requested the CV compliance officer to keep an eye on it.

Architectural Review - Six requests for review were made in March. Five were resolved and one remains open. The resolved or approved applications are for SFR new construction, pergola, variance for front steps and fence construction. The one open is for a new construction from a potential new owner. The lot in question is a re-subdivision of 5 lots on Ridgewood to 3 lots. The lot in question has not been sold, but the potential new owner is looking for guarantees that the lot can be built upon prior to purchasing the lot. The office worked with the Realtor and prospective owner explaining the parameters and what is requested before AR will review a request.

Grounds & Maintenance - The board discussed the clearing of the POA lots on Hackberry. Matt spoke with the contractor and explained that the POA was looking to have the lot leveled and drain into the

canal. The original quote came in at \$13,000. The revised quote came in at \$9,500. Cathy noted she has another estimate coming in by the end of the week.

Pool- SAC

Duane reported that the pool is open, and the new contractor has addressed the black algae. This past weekend we had one child (10-12 years old) jump the fence and allowed others to enter. Ronnie had identified the kids and gave them a warning. Duane reported that he and Steven met with the new contractor, who has the capability of building a splash pad. The reviewed the current infrastructure and in order to connect the filtration of the splash pad with the current pool pumps we will have to build on the side of the pool where the pumps are located. The suggestion is to fence 2 of the existing pavilions and the splash pad. Steven noted that there are a lot of underground utilities (sewer lines, electric, communication, and water) in the area. Duane said we can keep it simple. If we decide to go this route it would not start until after the current pool season and be ready for next year.

Treasure Point -

Steven reported that he repaired the electrical issues at the pavilion. He replaced the GFIC, rerouted the wiring to new GFIC breakers. The board reviewed options to replace/repair 3 of the benches at the point. A motion to use treated lumber rather than a coated steel bench was made by Ronnie Daniels, second by Duane Glenn and approved by all.

Tennis/Basketball Court -No Report.

City Update -

Terie reported that the PC Code officer contacted the office for information on 100 TR Blvd. He is reaching out to HUD to encourage them to take action on the property. He indicated that he did a walk around and is estimating that the property is 68% damaged and will more than likely need to be torn down. He indicated that he may be asking the board for a letter of support. Mr. Dauphin and his wife will be joining us for the community clean-up this weekend.

Security -

Ronnie reported that the City has picked up the portable speed limit sign on Fernwood. We have not yet received the data as the Chief is out of town. The sign monitors the traffic flow, the city determines the peak times and will have patrol cars on the street during these times.

PCI -

Cathy reported that PCI is hosting the 50th year of the Italian Open on April 20th. The POA IOS sponsorship went well. Matt asked if we could get Alderman Victor Pickich to give us information as to what is going on in the subdivision with the utilities. Duane said he would reach out to the 3 utility companies and report back.

Community Involvement -

Meresa reported that we are set to go with the community clean-up this coming Saturday. We have received 5 t-shirt sponsorships. Harrison County beautification will be providing us with bags and trash grabbers. The T-shirts are neon green and should be very visible from the street.

OLD BUSINESS:

Security camera upgrade -

Duane reported that the cameras are live. Everything is tied to a central unit to one location. We are approximately 75% complete with everything. The LPR cameras are working well. We are happy with how things are going. The contractor assists in all aspects.

Board Elections -

2024-25 Board elections - The board reviewed the list of nominees and will continue to identify more individuals. Duane noted that we will be hosting a meet the candidates on May 13 before the regularly scheduled board meeting.

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, May 13, 2024, at 5:30 pm inside the PCIGC Banquet Room.