

**Timber Ridge Property Owners' Association, Inc.**  
**Thursday, March 10, 2022**  
**At the home of Rich Klatt, 7540 Golfview Ct., Minocqua, WI**

**I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:11 PM. Members present were Jeff Selgren, Rich Klatt, Fred Miller, Mark Kujawa, and George Nelson. Curt Christensen, DRB Chairperson, also attended.

**II. Approval of Agenda** – A motion was made by George and seconded by Mark to approve the agenda as printed. The motion passed unanimously.

**III. Approval of Minutes** – A motion was made by Fred and seconded by George to approve the February 17, 2022 board meeting minutes. The motion passed unanimously.

**IV. Open Forum –**

- George asked if Norwood Pines would be OK for this year's Christmas Party. The consensus was that it was OK, but we could wait to see if the club house may open this year.
- Jeff is concerned about cleaning up all the sand that has been placed onto our roadways. Last year the golf course blower was being repaired, so we contracted with Pitlik and Wick to sweep our roadways. They did not do a good job, so we would like to either return to having the golf course do the work or seek another solution like buying a blower and having our maintenance person do the work. Rich will contact Jay Pritzl at the golf course to see if they are prepared to blow off our roadways this spring. *Author's note: Rich called Jay and left voice mail.*
- Concern was expressed about short term (less than 30 days) rental of houses in Timber Ridge. We may have to modify our covenants to prohibit this type of rental. Short-term house rental will be studied further.

**V. Design Review Board (DRB) – Curt Christensen**

- Curt discussed the inquiry he received from the owner of Lot 102 who would like to construct a 1.5 story home with 1,500 square feet, which would not meet our proposed minimum 1,600 square feet on the first floor.
- From last month's meeting, Fred and Curt were going to work on the definition of square foot living space. It was decided to leave the proposed covenant change as approved previously.

**VI. Secretary/Treasurer Report – Rich Klatt**

- Rich reported that the TRPOA bank account statement indicates, as of March 8, 2022, a balance of \$203,957.14 in the checking account and \$80,392.22 in a money market account. Both accounts total \$284,349.36.
- Rich pointed out that last month nothing had been spent for snowplowing and sanding. Since that time, invoices for both December and January have been received, so to date the expenditure has been \$10,449.50.
- Significant expenses from February 16, , 2022 to March 8, 2022 were as follows:
  - a) \$5,209.00 and \$5,209.00to Dick Fuhrman & Son for snowplowing and sanding;
  - and

- b) \$600.00 to Rich Klatt for treasurer/secretary service for the month of March.
- **Property Foreclosures:** Rich indicated that there was nothing to report from John Houlihan.

#### **VII. Roads Report/Discussion - Rich Klatt**

- Rich stated that Fred, George and he will on or about May 1<sup>st</sup> inspect all the roadways within Timber Ridge to determine where asphalt patching and crack sealing will be needed. Ten thousand dollars (\$10,000) has been budgeted for road repair in the 2022-2023 budget. They also will determine what roadway sections will need tree trimming to open the canopy over the roadway. \$10,000 has been budgeted for roadway trimming in the 2022-2023 budget.

#### **VIII. Activities Committee Liaison Report – George Nelson**

- **The May Garage Sale** was set as the Friday and Saturday prior to Memorial Day, May 20 and 21 from 9:00 AM to 3:00 PM. Fred will chair that activity. The consensus was that we should also plan on an August garage sale like we did last year.
- **A spring cleanup** will be chaired by Jeff. The objective will be to clean the roadway right-of-way of debris followed by a social gathering.
- **Other Social Activities** suggested were a family movie night, pool parties, snowmobiling and bicycling. A question concerning additional activities will be included in the resident survey.

#### **IX. Website/Media Report – No report.**

#### **X. Old Business**

- **Goals and Objectives for 2020-21:**
  - **Swimming pool** – Tabled to next month. Board members need to review the existing pool contract and suggested possible revisions. The goal is to have a proposed pool contract when we initially meet with Glenn Schiffmann.
  - **Bear Skin Access** – Drop from future consideration.
  - **Timber Ridge resident interest survey** – At the meeting Mark distributed the survey that had been revised from comments received at the February meeting. The survey will be sent to all lot owners that have a home in Timber Ridge. Rich will provide Mark with information so that he can identify all the residents within Timber Ridge. Rich will also print the mailing labels.
- **Hunting in Timber Ridge** -- At the January meeting, the board approved prohibiting hunting in Timber Ridge. Since the January meeting, other issues have been discussed via emails. The issues include enforcement, firearms, vs bow and arrow, etc. The survey being prepared by Mark will have a question about hunting in Timber Ridge. The board will wait until the results of the survey are known before proceeding further.

**XI. New Business** – No new business other than include for the April meeting an agenda item to discuss changing the By-Laws requiring board members to be full-time residents of Timber Ridge.

**XII. Next Meeting Date** – The April board meeting will be April 28<sup>th</sup> at Fred Miller’s home at 7389 Trailwood Dr. The meeting will begin at 6:00 PM.

**Adjournment** – A motion was made by Rich and seconded by Fred to adjourn the meeting. The meeting was adjourned at 7:36 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rich Klatt". The signature is written in a cursive style with a large initial "R".

Rich Klatt  
Secretary/Treasurer