

Timber Ridge Property Owners' Association, Inc.
Thursday, November 18, 2021
At the home of Jodi Doolittle, 7388 Pine Grove Circle, Minocqua, WI

I. Roll Call - The meeting was called to order by President Jeff Selgren at 6:10 PM. Members present were Jeff Selgren, Rich Klatt, Jodi Nasi Doolittle, Paul Weeks, Mark Kujawa, George Nelson and James Patterson. Also attending the meeting was Curt Christensen.

II. Approval of Agenda –A motion was made by Jodi and seconded by George to approve the November 18th agenda. The motion passed unanimously.

III. Approval of Minutes – A motion was made by Paul and seconded by George to approve the October 12, 2021 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- Jeff had received a concern about a burlap fence/screen installed on Lot 165. The fence is installed along the west property line. The concern is that it does not comply with our covenants. Rich will contact the owner to see what the intent is of the “temporary” fence.
- George indicated that he and Mark have discussed further the subject of climate change and what interest there may be with Timber Ridge residents. The thought would be to have presentations concerning climate change in the Northwoods. They are seeking someone who could make a presentation on this subject. They are also seeking a meeting location, since the golf course would not be available at this time. This subject will again be discussed at the January board meeting.

V. Design Review Board (DRB) – Curt Christensen

- Curt Christensen submitted a written report prior to the meeting and was again in attendance to discuss Timber Ridge’s requirements for the minimum square footage for homes in Timber Ridge. Curt prepared a recommendation for modifications to our covenants which are attached to these meeting minutes as Appendix A. Rich was concerned about the minimum square footage requirement for a two-story home. The consensus of the board was that a two-story home would also need to have a minimum of 1,600 square feet on the ground level. A motion was made by Paul and second by Mark to approve the recommendations made by Curt for the definition of “Enclosed Living Area” and to increase the minimum ground level square footage from 1,400 to 1,600 square feet. The motion passed unanimously. The approval of the covenant changes will be voted upon at our June 2022 annual meeting.
- Howard Honig was concerned about the repainting of the house on Lot 189 to white, which is not an earth tone color as required in our covenants. Our covenants state “the color that is initially painted” not when it is repainted. Curt will examine our covenants and will recommend language that also includes house color when a house is repainted.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of October 19, 2021, a balance of \$118,095.98 in the checking account and \$80,389.58 in a money market account. Both accounts total \$198,485.56.
- Rich mentioned that the \$722.00 under “miscellaneous” was mainly for our storage garage which is \$660.00 yearly.
- Significant expenses from October 20, 2021 to November 16, 2021 were as follows:
 - a) \$660.00 to MGM Storage for the storage garage; and
 - b) \$50.00 to Oneida County for the updated list of lot owners. ;
- **Property Foreclosures:** Rich had reported that he and Paul Weeks met with our attorney, John Houlihan, on August 30th to discuss the foreclosure procedure. The first step will be to have Oneida Title conduct a title search to determine others that may have claims against the three property owners that we will be foreclosing. Rich was unable to determine if that step has been completed by our attorney.

VII. Roads Report/Discussion - Rich Klatt

- At the October meeting it was decided to cancel the low shoulder project on Timber Ridge Road from Forest Avenue to Fairway Lane. An email was sent to Matt Gaulke with Pitlik & Wick on Friday, October 22 canceling the Timber Ridge Road low shoulder project.

VIII. Activities Committee Liaison Report

- **A Christmas Party** is scheduled for Thursday, December 16th at Norwood Pines. Twenty-two (22) property owners have sent in the reservation for the party. *Secretary’s Note: The reservations are now at 45.* George and Bernie will purchase and assemble a door prize basket. Table decorations will also be provided. Rich will contact Norwood Pines to determine the number of tables. Jeff will be the Master of Ceremonies.
- **Gourmet Dinner Group** - Rich reported that still only five residents have responded that they are interested in being part of a gourmet dinner group.

IX. Website/Media Report – No report.

X. Old Business

- **Goals and Objectives for 2020-21:**
 - a) It has been difficult to obtain financial information about managing a swimming pool. Allowing the golf course to continue managing the pool may be the best alternative. Board members would like to see some improvements to the bath house such as, interior painting.
- **Bear Skin Trail Access** – Needs input from Pat Van Hefty.
- **Timber Ridge History Committee** – No report
- **Bear Skin Trail access from Lot 371** – Too many liability concerns with a trail on private property, but will investigate the additional liability cost for a public path on private property.
- **Timber Ridge resident interest survey** – Mark and Fred will be developing a survey to obtain the interests of Timber Ridge residents. The survey will be distributed to the property owners via our email contact list.

- **Trash pickup on a single day** – Trash haulers are opposed to one day for trash pickup because it may be difficult for several trash haulers to determine which customers that they serve.

XI. New Business – Some board members are concerned about the need for crack sealing of our roadways that have been done in the past. Crack sealing will be investigated in the spring by the roads committee.

XII. Next Meeting Date – The January meeting will be January 20th at Jeff Selgren’s home, 10148 Ridgewood Drive. The meeting will begin at 6:00 PM.

Adjournment – A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 8:10 PM.

Respectfully submitted,



Rich Klatt
Secretary/Treasurer

Appendix A

Proposed Amendment

Add the following definition (Curt chose a location in the list that seems to make sense):

ARTICLE I DEFINITIONS

Section 11. “Enclosed Living Area” refers to the square footage specified in the Oneida County Building Permit Document.

Renumber Section 11 through 12 as Section 12 through 13

ARTICLE VIII ARCHITECTURAL CRITERIA

Section 1. Size of The Living Unit. ~~One-story homes (single family dwellings)~~ **Single family dwellings** shall have a minimum Enclosed Living Area of at least ~~1400~~ **1600** square feet **on the ground level.** ~~Bi-level and tri-level homes (single family dwellings) shall have a minimum enclosed living area of at least 1400 square feet. This does not include any living space below grade.~~ Single story, multi-family ~~dwellings~~ condominium **units** shall have a minimum Enclosed Living Area of at least 1200 square feet per unit. ~~Multi-story homes and~~ **Multi-story** condominiums shall have a minimum Enclosed main floor Living Area of at least 1000 square feet. ~~Minimum~~ Living Area is defined as those areas, excluding the basement, garages, patios and breezeways that are heated.

How It Will Read

Section 1. Size of The Living Unit. Single family dwellings shall have a minimum Enclosed Living Area of at least 1600 square feet on the ground level. Single story, multi-family condominium units shall have a minimum Enclosed Living Area of at least 1200 square feet per unit. Multi-story condominiums units shall have a minimum Enclosed main floor Living Area of at least 1000 square feet. Living area is defined as those areas, excluding the basement, garages, patios and breezeways that are heated.