

Timber Ridge Property Owners' Association, Inc.
Thursday, April 15, 2021
At the home of John Nemcek, 7549 Trailwood Dr.

I. Roll Call - The meeting was called to order by President Jeff Selgren at 6:10 PM. Members present were Jeff Selgren, Rich Klatt via Zoom, John Nemcek, Fred Miller, Paul Weeks, Pat Van Hefty and George Nelson. Curt Christensen and James Patterson were also in attendance.

II. Approval of Agenda –A motion was made by Pat and seconded by Paul to approve the Agenda. The motion passed unanimously.

III. Approval of Minutes – A motion was made by Pat and seconded by John to approve the April 15, 2021 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- Curt asked if we have made any progress with investigating the purchase of Lots 371 and 396. The purchase of those lots would gain access to the Bear Skin Trail. Pat, George and Fred will investigate further the value of the purchase of these two lots. Their value is about \$15,000 per lot.
- George asked about the cleaning of Timber Ridge Road from US Hwy. 51 to Forest Drive. That stretch of roadway will be cleaned along with all the other roadways within Timber Ridge by the golf course. Rich will contact Jay Pritzl, the golf course superintendent, to schedule that cleaning. *Secretary's Note: Rich has contacted Jay Pritzl and the golf course is waiting on a part to fix the blower that would be used to clean our roadways. Rich is investigating other firms that could possibly clean our roadways.*

V. Design Review Board (DRB) – Curt Christensen

Curt had emailed a written report to the board prior to the meeting.

- The owner of Lot 371 is considering using vertical steel siding that looks like wood. Lot 371 is located on Knollwood Dr. and has “access” to the Bear Skin Trail. The owner is planning on building in about two years. The DRB will respond to the siding request at that time.
- Curt has revised the covenant concerning manufacturing homes which will be discussed latter in these minutes.
- The DRB committee will be visiting four new locations that are requesting DRB approval on Tuesday, April 20th.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of April 13, 2021, a balance of \$156,418.74 in the checking account and \$80,384.88 in a money market account. Both accounts total \$236,803.62.
- Significant expenses from March 10, 2021 to April 13, 2021 were as follows:
 - a) \$490.00 to Houlihan Law Firm for legal work; and
 - b) \$137.50 to Jeff Conner to install real estate signs.
- Houlihan Law Firm sent letters to Barbara Zawistowski and Pamela Stengel concerning their significant outstanding lot assessment balances. The letter stated they needed to begin monthly payments (\$100 from Stengel and \$200 for Zawistowski) beginning April 1, 2021. To date

no payments have been received from either party. Rich will contact both of them to see if they will be meeting those requirements.

- Rich reported that he has received from the Houlihan Law Firm the revised covenants that were approved at last year's annual meeting. They have been filed with Oneida County.

- The covenants committee recommendations for proposed amendments 1-6 were approved at the March board meeting. Concern was expressed by Jeff that Amendment 6 needed to be more specific about parking on Timber Ridge roadways. Amendment 7 needs board approval and an additional amendment, Amendment 8, manufactured homes was revised by Curt and needed to be acted upon.

a) **Amendment 6**, suggests that parking of vehicles on roadways is generally discouraged. Opinions varied as to the wording of this amendment. Some wanted the covenant to state that parking on Timber Ridge roadways is prohibited while others wanted to make exceptions for overnight guests and for other reasons. It was decided that Rich will prepare a revised amendment that addresses both of these concerns. Rich will email the revised amendment when revised for board approval prior to May 7th.

b) **Proposed Amendment 7** modifies the submittal requirements to the DRB for building plans. It adds that a pdf of the plans must be submitted and reduces the number of scaled paper plans from two to one set of plans. A motion was made by Rich and seconded by Fred to approve the revised amendment. The motion passed. The approved Amendment 7 is attached to these minutes.

c) **Proposed Amendment 8** better defines the definition of manufactured homes. A motion was made by Pat and seconded by John to approve the revised amendment 8. The motion passed. The approved Amendment 8 is attached to these minutes.

VII. Roads Report/Discussion - Rich Klatt

- Rich stated that he will be meeting with Matt Gaulke from Pitlik & Wick about last year's patching and shoulder work. Matt and Rich will also inspect all Timber Ridge roadways to locate additional locations for patching.

VIII. Activities Committee Liaison Report – John and Jeff are finalizing their plans for the spring cleanup on Saturday morning May 8th. A mass email will be sent by Rich when the plans are finalized. Fred and George are moving forward with their plans for the spring garage sale on Friday and Saturday, May 21st and 22nd. Two "Garage Sale" banners will be installed along Hwy. 51 at our entrance.

IX. Website/Media Report – Fred said that he has been updating the pictures on the web page. Our website has about 40 contacts per week.

X. Old Business

- **2021 Annual Meeting Schedule** –Annual meeting packet, Jeff will provide letter and Curt will provide DRB report by May 7th.

- **Timber Ridge Entrance Committee** – George will look into the cost of placing US flags at our gatehouse.

- **Pedestrian/Bike Trail on Southside of Timber Ridge Rd.** – No report.

- **Goals and Objectives for 2020-21:**

a) Investigate swimming pool alternatives – still ongoing, Jeff will again contact Jerry Collins concerning any interest from the pool owners about buying the pool and tennis courts; and

- b) Investigate other recreational facilities like a pickle ball court and playground – could be part of the pool purchase; and
- c) Emergency Entry/Exit – The consensus of the board members was that an emergency entry/exit was not practical at this time.
- **Timber Ridge History Committee** – No report.

XI. New Business

- **Purchase Additional For Sale Signs** -- Jeff Conner has proposed that we order an additional 10 For Sale signs. John made a motion and Fred seconded that TRPOA purchase an additional 10 For Sale signs at an approximate cost of \$2,500. The motion was passed.

Next Meeting Date: The May board meeting will be Thursday, May 20, 2021, at Jeff Selgren's home at 10148 Ridgewood Drive. The meeting will begin at 6:00 PM.

Adjournment – A motion was made by Pat and seconded by Paul to adjourn the meeting. The motion passed. The meeting was adjourned at 7:41 PM.

Respectfully submitted,



Rich Klatt,
Secretary/Treasurer

Proposed Amendment 7

ARTICLE VII DESIGN REVIEW BOARD

Section 5. Design Submittal. All plans for new construction or alterations must be submitted and approved prior to the time construction begins. The review and approval of these plans is the responsibility of the DRB, ~~The DRB requires submittal in advance of building two copies of plans for review and approval.~~ **which requires the submittal of one PDF file of the building plans, emailed to the DRB Chairperson (arrangements will be made if this is not possible). Also, one paper copy must be provided at the Project Review Meeting.** The Living Unit plans shall be at a scale of one-quarter inch equals one foot (1/4" = 1') and include floor plans as well as elevation drawings of all exterior sides. A complete description of all exterior surfaces specifying material, texture and color shall be indicated on the drawings. Fences, screens and walls must also be depicted on the drawings and described in detail. A recap of the total number of square feet of interior heated floor space shall also be shown. Samples of exterior materials, including colors, shall be submitted with these plans. Also required is a detailed site plan at a scale of at least one inch equals twenty feet (1" = 20'). This The site plan shall show the position of all proposed structures, including the residence, walls, fences, etc. It shall also show the location of easements, the proposed location of driveway and parking areas and the finished floor elevation of the house. The siting of the house shall be done only after consideration has been given to the setbacks on the Lot as established by Oneida County. Failure to submit any of the above information will result in a disapproval.

Proposed Amendment 8

ARTICLE VIII ARCHITECTURAL

Section 2. Styling. The most important criteria for the house exterior is that it be harmonious with the surrounding environment. To accomplish this, consideration shall be given to the existing natural elements as well as the design of neighboring homes. All residences in the Subdivision shall be constructed to meet the standards set forth in the Wisconsin Uniform Dwelling Code for single family dwellings, or such other code which may, in the future, be applicable to site-built single family dwelling construction. No HUD ~~code or~~ **code/manufactured** homes shall be permitted. (~~Manufactured~~ HUD **code/manufactured** homes are defined as those homes that must comply with the Federal Construction Safety Standards Act (HUD/CODE), which requires homes to be constructed on a non-removable steel chassis **(which contains HUD tags and a HUD data plate)**. All residences must have a minimum eight foot (8') exterior wall height for the majority of the residence. All residences must have a minimum four foot (4') frost wall.

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