

Timber Ridge Property Owners' Association, Inc.

Thursday, June 17, 2021

At the home of Rich Klatt, 7540 Golfview Ct.

I. Roll Call - The meeting was called to order by President Jeff Selgren at 6:14 PM. Members present were Jeff Selgren, Rich Klatt, John Nemcek, Fred Miller, Jodi Doolittle and George Nelson. James Patterson was also in attendance.

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

III. Approval of Minutes – A motion was made by Jodi and seconded by George to approve the May 20, 2021 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- A number of complaints have been received about the condition of the swimming pool. The main concern was that the pool vacuum was not working at the opening of the pool, which resulted in debris in the deep end of the pool.
- Complaints continue about the need to fill the potholes. Pitlik & Wick did fill the potholes on Thursday, June 17th.
- Rich suggested that the hourly rate for our maintenance person, Scott Packel, be raised from \$25/hr. to \$30/hr.

V. Design Review Board (DRB) – A printed report was submitted by Curt Christenson to the board members prior to the meeting.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of June 15, 2021, a balance of \$146,221.79 in the checking account and \$80,386.22 in a money market account. Both accounts total \$226,608.01.
- Rich pointed out that the amount spent this year for snow removal, \$12,622.50, was significantly less than the \$18,000.00 budgeted. Also, due to COVID 19, nothing was spent by the Timber Ridge Activity Committee. The TRPOA fiscal year ended on May 31, 2021.
- Significant expenses from May 19 2021 to June 15, 2021 were as follows:
 - a) \$157.20 to Jodi Doolittle for the flowers at the gatehouse; and
 - b) \$1,500.00 to Riverwood Originals, 50% down payment, for 10 new real estate signs.
- **Property Foreclosures:**
 - a) Pamela Stengel, A check for \$125.00 was received from Ms. Stengel and her balance is \$2,677.30.

Rich will prepare a spreadsheet documenting payments from those that are paying off balances.

VII. Roads Report/Discussion - Rich Klatt

- Rich stated that the potholes were filled on June 17th. They were not, however, filled per the proposal submitted by Pitlik & Wick. The proposal specified that at each pothole location a portion of the pavement would be sawed and the existing asphalt would be removed and repaved.

Rich will prepare a memo to Matt Gaulke stating our dissatisfaction with the asphalt patches and that we would expect a reduction in the \$4,100 asphalt proposal.

VIII. Activities Committee Liaison Report –

- **Spring Garage Sale** – Fred said that 24 households participated in the garage sale. It was suggested that an ad be placed in the Lakeland Times for upcoming garages. A 2021 August garage sale is on the agenda for the annual meeting. A decision will be made at that time about an August garage sale.
- **Pool Party** – A pool party was originally planned for June 26, but that date has been changed to Saturday, July 10th, from noon to 5:00 PM. Jeff and Fred are responsible for planning the pool party. TRPOA will provide hot dogs/brats. Participants will be asked to bring a dish to pass. It will be for families.
- **Holiday Party** – The consensus was that we should begin planning for a 2021 Christmas party. December 10 or 11 at Norwood Pines was suggested. George will proceed with reserving Norwood Pines. Other locations suggested were the Boathouse or Northfork if Norwood Pines is not available.
- Other social gathering ideas suggested were block parties and a gourmet dinner group.

IX. Website/Media Report – Fred said that he has been updating the pictures on the web page.

X. Old Business

- **2021 Annual Meeting Schedule**
 - a) Format of Meeting, The meeting will be at the golf club house, and there will be no Zoom due to inadequate Wi-Fi at the club house.
 - b) Meeting Assignments
 - (1) Check-in table, Pat & John
 - (2) Hand Microphone, Fred
 - (3) Refreshments:
 - (a) Coffee, Rich
 - (b) Doughnuts, George
- **Goals and Objectives for 2020-21:**
 - a) Investigate swimming pool alternatives – Still ongoing, Rich suggested an Ad Hock committee that would investigate the feasibility of a TRPOA owned and operated swimming pool. The following board members volunteered to be on the pool feasibility committee:
 - Rich Klatt, Chairman
 - Fred Miller
 - Jeff Silgren
 - John Nemcek
 - Jodi Doolittle
 - b) Investigate other recreational facilities like a pickle ball court and playground – could be part of the pool feasibility committee.
 - c) Front entrance/gate house – Hooking up the well to electricity was suggested to ease in the watering of the flowers at the gatehouse.
- **Timber Ridge History Committee** – No report.

XI. New Business – No new business

Next Meeting Date: The July board meeting will be Thursday, July 22, 2021, at Jodi Doolittle's home at 7388 Pine Grove Cir. The meeting will begin at 6:00 PM.

Adjournment – The meeting was adjourned at 8:16 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Rich Klatt".

Rich Klatt,
Secretary/Treasurer