

Timber Ridge Property Owners' Association, Inc.
Board Meeting Minutes
Thursday, November 17, 2022
At the home of Jodi Nasi, 7388 Pine Grove Cir.

- I. **Roll Call** - The meeting was called to order by President Jodi Nasi at 6:04 PM. Members present were Rich Klatt, Fred Miller, Chris Clabots and James Patterson. Guest: Mike Dornak
- II. **Approval of Agenda** – A motion was made by Chris and seconded by James to approve the agenda. The motion passed unanimously.
- III. **Approval of Minutes** – A motion was made by Chris and seconded by James is to approve the October 20, 2022 board meeting minutes. The motion passed unanimously.
- IV. **Open Forum** –
- Rich mention that we need a policy covering the responsibility of removing dead wild life discovered in Timber Ridge. The policy decided upon is that the property owner is responsible for disposing of the dead animal on their own property. Our maintenance person or a board member will dispose of the animal if it is within the roadway right-of-way.
- V. **Design Review Board (DRB)** –
- A written report had been submitted to the board prior to the meeting by Curt Christensen.
 - **Lot 416** - At the October meeting, Curt had indicated construction began on Lot 416 prior to DRB approval of the plans. At the October meeting the consensus was that the fine should be greater than \$500. Rich contacted our attorney to determine if we could assess a fine greater than \$500. The attorney's paralegal responded that the fine could not exceed \$500 on a daily basis. A recommendation was made by the DRB that the property owner be fined \$50 per day for two days, or \$100. Some members felt that we should be more welcoming to new residents. A motion was made by Chris and seconded by James that TRPOA should not fine the property owner and a letter be sent to the property owner stating that we were not going to assess a fine. The motion passed.
- VI. **Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of October 18, 2022, a balance of \$151,476.59 in the checking account and \$80,405.53 in a money market account. Both accounts total \$231,882.12.
 - Rich pointed out that a \$1,000 payment was received from SBA Towers for the yearly access fee onto Timber Ridge Rd.
 - Significant expenses from October 19, 2022 to November 15, 2022 were as follows:
 - \$850.00 to Rich Klatt for secretarial/treasurer services for both October and November; and
 - \$5,191.00 to Auto-Owners Insurance for liability insurance.
 - **Property Owner Liens** – Letters were mailed by John Houlihan to delinquent property owners that a lien will be placed upon their lot if their lot assessment and fees are not paid by

October 30, 2022. Two property owners paid their delinquent assessments. One property owner, Rosemary Migas, Lot 42, did not pay her delinquent assessment. Therefore, a lien will be placed on her property.

- **Property Foreclosures** -- Letters have been mailed by John Houlihan to three delinquent property owners with significant assessment balances. Those property need to have a plan, within two weeks, as to how they will pay off their debt, or foreclosure procedures will begin. One property owner, Barbara Zawistowski mailed a \$150 check to TRPOA but did not submit a plan to the attorney as to how she planned to pay the debt. The other two property owners, Anne Katte and Pamela Stengel had no response. A motion was made by James and seconded by Chris that TRPOA proceed with foreclosures on all three property owners. The motion passed.
- **File Covenant Changes** – One additional board member signature is needed so the attorney can file the covenant changes with Oneida County.
- **Annual Lot Assessment** – Lot assessments will be mailed December 1, 2022. Rich is updating the names of the property owners.

VII. Roads Report/Discussion - Rich Klatt

- Rich reported that the chip sealing had been completed, but it appears that the roadway patching will be completed next spring.

VIII. Activities Committee Liaison Report

- **Christmas Party** – The 2022 Christmas Party will be Wednesday, December 14th at Norwood Pines Super Club. The entrees will be prime rib, walleye and chicken cordon bleu. The cost will be \$50, which includes tax and gratuity. At this time, 19 residents have paid to attend the party.

IX. Web Site/Media Report

- The Timber Ridge Board no longer supports Facebook.

X. Old Business

- **Swimming Pool Contract** – The attorney's office has the previous contact with corrections. They need to setup a meeting with Glenn Schiffmann.
- **Short-Term House Rentals** – John Houlihan indicated at the September 13th meeting that TRPOA could prohibit short-term rentals via a covenant addition. Further investigation is needed to determine what constitutes short-term rental by the board.
- **Resident Survey** – The results of the survey have been sent to the property owners via an email. Tentatively, the survey will be again be done in 3-5 years.

XI. New Business

- **Welcome Letter** – Fred and Rich will draft a welcome letter.

XII. Next Meeting Date – There will be no board meeting in December. The January board meeting will be on Thursday, January 19, 2023 at Fred Miller's home, 7389 Trailwood Dr. The meeting will begin at 6:00 PM.

Adjournment – The meeting was adjourned at 7:26 PM.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Rich Klatt". The signature is fluid and cursive, with the first name "Rich" and last name "Klatt" clearly distinguishable.

Rich Klatt
Secretary/Treasurer