

Timber Ridge Property Owners' Association, Inc.
Thursday, May 20, 2021
At the home of Jeff Selgren, 10148 Ridgewood Drive

- I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:08 PM. Members present were Jeff Selgren, Rich Klatt, John Nemcek, Fred Miller, Paul Weeks, Pat Van Hefty and George Nelson. James Patterson were also in attendance.
- II. Approval of Agenda** –A motion was made by George and seconded by Paul to approve the Agenda. The motion passed unanimously.
- III. Approval of Minutes** – A motion was made by Paul and seconded by John to approve the April 15, 2021 board meeting minutes. The motion passed unanimously.
- IV. Open Forum –**
- A complaint was received concerning the burning of trash along Golfway Court.
 - Complaints are being received concerning the need to fill a number of pot holes on Timber Ridge roadways. Rich indicated that the pot holes will be fixed by Pitlik & Wick before the annual meeting in June.
 - A pot hole on Timber Ridge Road at the intersection with US Highway 51 maybe the responsibility of the Wisconsin Department of Transportation (WisDOT). Concern was expressed that WisDOT will not fix the pot hole in a timely manner and Rich should see if he can get our maintenance person, Scott Packel, to fill the pot hole.
 - Dissatisfaction was voiced about the job Pitlik & Wick did in cleaning our roadways. Weather and fine sands contributed to the poor job done by Pitlik & Wick.
- V. Design Review Board (DRB) – No report**
- Pat indicated that he was stepping down from the board, but still wants to serve on the Design Review Board.
- VI. Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of May 19, 2021, a balance of \$153,101.97 in the checking account and \$80,385.54 in a money market account. Both accounts total \$233,487.51.
 - Rich pointed out that the amount spent to date for road repairs, \$3,125.00, is significantly less than the \$11,125.00 budgeted. This is due to the fact that the asphalt patching contracted to Pitlik and Wick was not completed last year and will be done early this year.
 - Significant expenses from April 15, 2021 to May 19 2021 were as follows:
 - a) \$555.00 to US Post Office for stamps mainly to mail the annual reports;
 - b) \$181.04 to Copy Cat to print the annual meeting envelopes;
 - c) \$81.12 to Clermont Office Supply for office supplies;
 - d) \$134.50 & \$253.18 to HP for printer cartridges;
 - e) \$4,324.0 to Dick Fuhrman & Son for snowplowing and sanding; and
 - f) \$131.25 to Curt Christenson for chairing the Design Review Board (25% of DRB fees).

- **Property Foreclosures:**

- a) Barbara Zawistowski, A check for \$475.00 was received from Ms. Zawistowski which meets the first month requirements stipulated in John Houlihan's letter. Monthly payments of \$200 are expected until her balance has been paid.
- b) Anne Katte, A check for \$275.00 was received from Ms. Katte along with a letter. The letter stated that she disputed the assessment of late payment fees and lien assessment fees. A letter will be written stating that she is responsible for all fees assessed against her property.
- c) Pamela Stengel, A check for \$300.00 had been previously received from Ms. Stengel but she did not respond to John Houlihan's letter. The consensus of the board is that we should proceed with the foreclosure process.

VII. Roads Report/Discussion - Rich Klatt

- Rich stated that he met with Matt Gaulke from Pitlik & Wick on May 6th to locate asphalt patching locations. Last year's locations and additional locations will be patched this spring. In addition, a larger section of roadway was investigated for repair on Ridgewood Drive. Matt indicated that a 112 ft. section on Ridgewood needed to be completely replaced, including the base. Matt provided a proposal to repair this section of Ridgewood Drive for \$9,165.00. A motion was made by Pat and seconded by John to approve Pitlik & Wick's proposal for \$9,165.00. The motion passed.

VIII. Activities Committee Liaison Report –

- **Spring Cleanup** - The spring cleanup was Saturday morning May 8th. Some residents did clean their streets. It was suggested that for next year, Timber Ridge consider having a set date for brush pickup. A tree service could be contracted with for this work. It would be similar to Minocqua's spring cleanup.
- **Spring Garage Sale** - The spring garage sale will be May 21st and 22nd. "Garage Sale" signs have been installed by Fred and George on Hwy. 51 at our entrance.
- **Pool Party** – Now that many COVID 19 restrictions have lifted, thoughts went to again talk about Timber Ridge social activities. A pool party was suggested. It was decided to have a pool party following the annual meeting on June 26th. The party will be Saturday afternoon from noon to 5:00 PM. TRPOA will provide beverages and food. It will be for families. Jeff will discuss our plans with Jerry Collins, and the food and beverages will be coordinated by the "social committee."
- **Holiday Party** – Tabled to the June board meeting.

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**

- 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 for open forum, ?

- (3) Refreshments:
 - (a) Coffee, Rich
 - (b) Doughnuts, George
- **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.
- **Timber Ridge History Committee** – Joan Hauer will have a report at the June meeting.
- **Purchase For Sale Signs** - Rich received a quote from Riverwood Originals for \$2,790.00. He will proceed with the purchase.

XI. New Business – No new business

Next Meeting Date: The June board meeting will be Thursday, June 17, 2021, at Rich Klatt's home at 7540 Golfview Ct. The meeting will begin at 6:00 PM.

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

Respectfully submitted,



Rich Klatt,
Secretary/Treasurer