

Timber Ridge Property Owners Association, Inc. (TRPOA)

ANNUAL MEETING MINUTES

TRPOA, Inc. Annual Membership Meeting

9:00 AM – Saturday, June 22, 2019

Timber Ridge Golf Course Clubhouse

I. **Parliamentary Procedures** – Vice-President John Nemcek called the meeting to order at 9:15 AM. Sixty-Six (66) property owners were in attendance.

II. **Introduction of Incumbent Board of Directors**

III. **Approval of Minutes from June 23, 2018 Annual Meeting** – A motion was made by Ted Ronk and seconded by an unidentified property owner to approve the minutes as printed. The minutes were approved.

IV. **Previous Business:**

A. **Vice-President's Annual Report** – John Nemcek welcome all the property owners in attendance. He explained how the meeting was going to be conducted, in that speakers needed to be recognized by John and a microphone would be provided for each person who wanted to speak. The meeting was going to follow the agenda, and there will be an opportunity for property owners to speak about their concerns or comments about Timber Ridge.

V. **New Business**

A. **Guest Speaker** – Jerry Collins

Jerry Collins is the golf course professional and a resident of Timber Ridge. Jerry welcomed the new operator of the restaurant, Bill Fricke, and pointed out that he had upgraded the interior of the restaurant. Jerry reported that the golf course was opened until April 26TH, but colder weather prevented a lot of early play on the golf course. There was winter damage to the greens, but they are mending well.

The swimming pool opened on Friday, June 7th per the pool contact. New umbrellas were purchased and installed. A property owner asked if they have an “adult only swim time”. Jerry answered that they do, but he was not sure about the time. He thought that it was Tuesday and Thursday evenings. Another property owner commented about the poor workmanship of repairing the cracking tile which fit our standards. It was suggested that she should submit a formal complaint to the board and it will be investigated. Another property owner was concerned that the pool wasn't open at 10:30 AM when he came to go swimming. It was explained that the pool will not be open on a day when the temperature is not expected to reach 70°.

B. **Guest Speaker** – Bill Fricke

Bill stated he owns and manages two other local restaurants, The Boathouse and Hazlehurst Pub. Bill is seeking a casual welcoming feeling for the Timber Ridge Club House. Food and drink will be available at the pool. The restaurant will be open every day but Sunday. The bar will open at 10:00 AM and food at 11:00 AM. The restaurant will also be open during men's league golf.

C. **2016 Planned Projects/20-Year Roadway Master Plan – Rich Klatt**

Rich reported that there were four bids received for this year's chip seal project, and the low bidder was Pitlik & Wick, Inc. The bid was \$10.79 per sq. yd. The estimated quantity was 4,900 sq. yds. The actual quantity of asphalt may be higher. The contractor will be paid on the square yard basis. The work will include pulverizing of the old asphalt pavement, grading and compacting existing base course consisting of the pulverized material. Pave with 2 ¼" average compacted mix asphalt and placing of a two foot gravel shoulder. Construction is scheduled for the latter part of July. One-lane of traffic will be provide throughout the construction process. Several comments were made by property owners:

- Could a bike path also be provided to the Bearskin Trail?
- A centerline should be striped down the middle of the roadway;
- Dean Musbach said that a center line had been striped in the past;
- The pavement thickness should be 3" rather than the 2¼" being specified to accommodate the truck traffic. Rich answered that technical advice was sought from Pitlik & Wick, and they recommended 2¼" pavement; and
- Ted Ronk indicated that he and John Houlihan had meet with the Glenn Schiffmann, and they agreed that the golf course owners should share in the cost. Rich indicated that the golf course would be invoiced for 28% of the total construction costs.

Second Access into Timber Ridge – Jeff Selgren

Jeff stated that he had investigated the possibility of a second emergency entrance into Timber Ridge. Property would probably have to be purchased, and a drivable roadway constructed and maintained all year round. A system would need to be developed to prevent vehicles using the roadway except during an emergency. Some interest was garnered from the property owners present at the meeting.

Howard Honig, a volunteer fireman with Hazlehurst Fire Department, presented a scenario with windstorm falling a tree which closes Timber Ridge Road and a house fire that cannot be accessed. Other property owners also voiced their concern with only one access into Timber Ridge.

Timber Ridge Entrance – John Nemcek

John provided work-in-progress report of the plan that George Nelson has chaired. The plan as now envisioned is as follows:

- Repaint the guard shack and the two entrance signs with coordinating colors;
- Replace the guard shack roof shingles;
- Install a PVC pipe under Timber Ridge Road during this year's roadway construction for a future irrigation system; and
- Install landscaping around the two entrance signs.

The front entrance plan did generate some response from the property owners:

- One property owner suggested removing the guard shack to save the renovation expenses;
- Others felt that the guard shack provided charm and provided an image that motorists were entering a private subdivision

D. Treasurer's Report – Rich Klatt

Rich reported that the TRPOA bank account statement indicates, as of June 21, 2019, there is \$67,526.67 in the checking account and \$100,298.14 in a money market account. Both accounts total \$167,824.81. The fiscal year ended on May 31, 2019.

E. 2017/2018 Budget Review – Rich Klatt

Rich outlined the major income and expense items for this year's budget. The proposed budget indicates income of \$115,225 from lot assessments, \$3,000 from "For Sale" sign rentals and \$1,500 collected for the cost of social events planned by the Timber Ridge activities committee. Major expenses include \$10,000 for gatehouse/front entrance improvements, \$35,535 to be allocated to the road replacement fund, \$16,500 for plowing and sanding, and \$25,500 for the swimming pool. The budgeted amount for Timber Ridge paving is \$60,000. Concern was expressed about the \$25,500 fee for the swimming pool and have we asked to see the actual operating expenses? Rich indicated that the board has asked to see the operating expenses in the past, but the request was denied by the pool owners. Ted Ronk said that he negotiated the present six-year pool contract with the owners. Previously to that contact, Timber Ridge had paid up to \$29,000 for the yearly contract.

Rich also reported that foreclosure proceedings have been initiated with our attorney, John Houlihan. Three property owners to be issued foreclosures documents owe in excess of \$2,000 each for their unpaid assessment fees, late fee penalties and cost of property liens.

F. Ballot Results of 2017/2018 Budget and Board Members:

At this point in the meeting it was announced that the annual meeting did not have a sufficient number of property owners present along with the mail-in proxy's (51%) to constitute a quorum. Thus no action could be taken including the approval of the budget and election of board members. The remainder of the meeting was devoted to an open forum to hear from the property owners attending the meeting.

VI. Open Membership Forum – Discussion was opened to the floor, and the following comments were received:

- Jeff Conner gave a Timber Ridge property sales update as follows:
 - Last 12 months nine homes and three condos have been sold;
 - The selling price for those home sold ranged from \$162,500 to \$379,000 with a median price of \$269,000;
 - Median marketing time was 73 Days;
 - Three Lots sold (through MLS) \$4,900, \$16,300, and \$27,900;

- Current active listings of homes/condos within Minocqua/Hazelhurst is 44 with 12 in Timber Ridge (nine homes and three condos);
 - The asking price for those homes within Timber Ridge is \$189,000 to \$485,000 with a Median List Price of \$299,000;
 - Currently there are 26 lots for sale in Timber Ridge ranging from \$10,000 to \$40,000 with a median list price of \$19,000.
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- Property owner requested that all dog walkers pickup after their dogs;
 - Need to lower the 25 mph speed limit;
 - Need to talk to our teenage drivers about the need to stop at the 4-way stop;
 - The board has sent out letters to identified property owners stating that they have been observed exceeding the speed limit;
 - Jeff Conner emphasized the importance of our Covenants that results in protecting the pristine appearance of Timber Ridge;
 - Howard Honig reminding property owners that there are fines for violating the Covenants and trees/bushes on the southwest corner of Timber Ridge Rd. and Ridgewood Dr. need to be trimmed to improve motorists sight distance;
 - Gary Maki would like to snow shoe on the golf course. He said the signs that the golf course installs for the winter does not include snowshoes. Dean Musbach said that any traffic across greens can leave a mark on the green in the spring, thus the golf course does not want any activity on the course in the wintertime; and
 - Ted Ronk recommended that officers of Timber Ridge be full-time residents of Timber Ridge.

VII. **Adjournment** – A motion was made by Ted Ronk and seconded that the meeting be adjourned at this time due to lack of a quorum to again meet on Saturday, July 13, 2019. The motion passed. The July 13, 2019 meeting will be at the Timber Ridge Golf Course House and the meeting will begin at 9:00 AM. The meeting was adjourned at 10:41 AM.

Respectfully submitted,



Rich Klatt, Secretary/Treasurer

