

Timber Ridge Property Owners Association, Inc. (TRPOA)

ANNUAL MEETING MINUTES

9:00 AM – Saturday, June 27, 2022

Timber Ridge Golf Course Clubhouse

I. **Parliamentary Procedures** – President Jeff Selgren called the meeting to order at 9:07 AM. Fifty-nine (59) property owners registered their attendance. Others, not registered, were also in attendance.

II. **Introduction of Incumbent Board of Directors (BOD)**

III. **Approval of Minutes from the June 27, 2020 Annual Meeting** – A motion was made by Mark Kujawa and seconded by Roman Murkowski to approve the June 26, 2021 Annual Meeting Minutes as printed. The minutes were approved.

IV. **Previous Business:**

A. **President's Annual Report** – Jeff Selgren welcomed all the property owners in attendance at the meeting. He explained that the meeting will follow the agenda as was included in the annual meeting packet. Jeff pointed out that there would be a time for resident comments and questions during the open forum. Jeff reviewed some of the accomplishments from the preceding fiscal year as follows:

- Return to social activities following the pandemic. The Christmas party was well attended and there were two pool parties last year; and the 2021 annual meeting was back to being in person.

Jeff also mentioned that he was stepping down from the board in order to provide an opportunity for a new board member.

B. **Activities Committee Report** – George Nelson

- The December 16, 2021 Christmas party was held at Norwood Pines Supper Club with 72 property owners in attendance, which is the most we have ever had at a Christmas party.
- On December 14, which is a Wednesday, the 2022 **Christmas party** is scheduled at Norwood Pines. More information to follow.
- The 2023 **spring cleanup** tentatively is planned for Earth Day, which will be on Saturday, April 22nd.
- A Pool party has been rescheduled for July 9th from noon to 4:00 PM.

C. **Media Communications (Website/Facebook)** – Jodi Nasi indicated that board minutes and annual meeting minutes are posted on the Timber Ridge website www.timberidgewi.com Jodi also indicated that she is taking new pictures that will also be posted on the website and on Timber Ridge's Facebook page.

V. **New Business**

A. **Guest Speaker, Jerry Collins, the golf course professional,**
Comments were as follows:

- The golf course was open on May 5th, almost a month later than last year;

- The golf course is in good shape;
- An ice storm in March created a lot of additional cleaning of all the down tree branches;
- Foley's assisted in removing a down tree that fell onto Timber Ridge Road at the snack shack;
- The restaurant will be closed this year, but the bar will be open during the golf season;
- The swimming pool opened on June 14th;
- George Nelson had notified Jerry of the slippery condition entering the pool. That was caused by a repair that was made prior to the pool opening. A warning sign was installed and the golf course has ordered a fix that can be made with water in the pool. That will be done as soon as the material arrives.

B. TRPOA Resident Survey – Mark Kujawa

Mark presented a PowerPoint presentation summarizing the results of the Timber Ridge Resident survey. Surveys were mailed to 279 lot owners, of which 149 were returned at a response rate of 53%. A copy of the slide presentation is posted on our web site www.timberidgewi.com

C. 20-Year Roadway Master Plan Update - Rich Klatt

Rich briefly reviewed the history of the 20-year master roadway plan.

- The Roadway Master Plan (RMP), which was developed by MSA Professional Services and approved at the 2015 Annual Meeting, is summarized below:
 - Improvement options included:
 - A chip seal which lasts 6 to 8 years and costs \$18,000/mile and now \$31,000/mile;
 - An asphalt overlay which lasts 12-20 years and costs \$90,000/mile and now costs \$150,000/mile; and
 - A complete reconstruction which will last over 20 years/mile and costs \$180,000/mile and now \$280,000.
 - Work Completed to date:
 - 2016-Reconstruction of Golfway Ct. & Birchwood Ct., \$39,427;
 - 2017-No work;
 - 2018-Chip Seal, \$54,218;
 - 2019-Reconstruction of Timber Ridge Road, \$57,191.

○ Roadway Master Plan financing:

Roadway Master Plan

Year	Project	Completed To Date			Recon- struction	Per Lot	Assessed To Date		Balance
		Miles	Chip Sealing(3)	Overlay(2)			Lots Assessed	Assessed	
2016	Golfway & Birchwood Cts.				\$39,427.00	\$0.00	0	\$0.00	-\$39,427.00
2017						\$90.00	419	\$37,710.00	-\$1,717.00
2018	various roads		\$54,218.00			\$90.00	419	\$37,710.00	-\$18,225.00
2019	Timber Ridge Rd.				\$57,191.00	\$90.00	419	\$37,710.00	-\$37,706.00
2020						\$90.00	419	\$37,710.00	\$4.00
2021						\$90.00	419	\$37,710.00	\$37,714.00
		Totals	\$54,218.00	\$0.00	\$96,618.00	\$450.00		\$188,550.00	
2022						\$90.00	419	\$37,710.00	\$75,424.00
2023						\$90.00	419	\$37,710.00	\$113,134.00
2024						\$90.00	419	\$37,710.00	\$150,844.00
2025						\$90.00	419	\$37,710.00	\$188,554.00
2025						\$90.00	419	\$37,710.00	\$226,264.00
2025						\$90.00	419	\$37,710.00	\$263,974.00
2026						\$90.00	419	\$37,710.00	\$301,684.00
2027						\$90.00	419	\$37,710.00	\$339,394.00
2028						\$90.00	419	\$37,710.00	\$377,104.00
2029						\$90.00	419	\$37,710.00	\$414,814.00
2030						\$90.00	419	\$37,710.00	\$452,524.00

Master Plan Completed To Date= \$150,836.00

D. Treasurer’s Report – Rich Klatt reported that the TRPOA bank account statement indicates, as of June 26, 2022, a balance of \$182,869.12 in the checking account and \$80,394.24 in a money market account. Both accounts total \$263,263.36.

E. 2022/2023 Budget Review – Rich Klatt

The proposed 2022/2023 annual budget was included in the annual meeting packet. Rich discussed some income items in that budget that were of significance. Lot assessments are estimated to generate is \$120,775. The rental of real estate for sale signs is \$3,000 and the cost to attend the Christmas party is \$2,000. One additional income item is related to the access lease to Timber Ridge Road for the cell tower at \$1,000/year.

Roadway Mowing/Spring Cleanup: Annually the golf course is contracted to clean all the roadways following the winter in Timber Ridge (8.3 miles). The cost is about \$1,650. The golf course also is contracted (\$525 per mowing) to mow roadway edges (two-feet wide) when requested. Four mowing’s, in June, July, August and September are planned this year. Insurance is estimated to be \$6,000 for liability and worker’s compensation insurance. Our cost to lease the swimming pool is estimated to be \$27,300. The existing pool contract expires this year (2022), and a new contract will be sought for the next five to six years.

F. Ballot Results, 2022/2023 Budget, Board Members and Proposed Covenant Changes

The ballot results are illustrated in the table below.

2022 Vote Tally											
Proxy Card	Budget			Bd. of Directors				Absentee Proxy			
	Yes	No	Ab-stain	Fred Miller	Rich Klatt	Chris Clabots	Paul Weeks	Yes	No	Ab-stain	
Sub-Total	408.75	359.5	6	8	304.75	303.75	302.75	302.75	172	124	18
		88%	1%	2%	75%	74%	74%	74%	42%	30%	4%
Quorum	62.98%										
Total No. of Votes	649										

2022 Vote Tally											
Amendment #1			Amendment #2			Amendment #3			Amendment #4		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain
259	120	21.5	278.5	18	95	227.5	154	18	322	67	11
63%	29%	5%	68%	4%	23%	56%	38%	4%	79%	16%	3%

VI. Open Membership Forum

- Paul Weeks read comments submitted by Glenn Schiffmann as follows:
 - *“Glenn believes that the proposed 1,600 sq. ft. requirement is way too big for Timber Ridge. The lots in Timber Ridge are very small and were created years ago, many below the current County minimum (1 acre) for lot size. Increasing the sq. ft. requirement will only create less green space which we all appreciate. With the current construction cost looming around \$300 per sq. ft. modestly an increase will cost a new home owner \$60,000 plus dollars. When I purchased Timber Ridge, the minimum was 1,200 sq. ft. then 1,400 now 1,600, simply too big for an off-water subdivision in Minocqua with small lots. I understand that someone moved a double wide in the neighborhood that raised a bunch of problems. Raising the sq. ft. limit and punishing everyone who wants to build in the future is not the solution.*
 - *I don't like the idea of discharging of firearms in Timber Ridge for any reason, however, I don't see a problem with Bow and Arrow hunting. The deer population is way too great in Timber Ridge and needs to be reduced.”*
- Jeff Conner gave a Timber Ridge property sales update from 06/2021 through 06/2022 as follows:
 - Zero (0) condos were sold;
 - Twelve (12) homes, ranging from \$290,000 to \$541,500. Median sales price \$357,450;
 - Twelve (12) vacant lots sold (through MLS), ranging from \$9,500 to \$35,100. Median sales price was \$24,850; and

- Current active listing is two homes for \$349,000 and 424,900;
- There are 17 vacant lots listed on the MLS ranging from \$15,000 to 39,500.
- Chris Hankel was concerned about hunting in the “stump dump” that is off of Ridgewood Dr. He also wanted to know if hunting referred to the killing varmints.
- Borrowing money to proceed now with the asphalt overlay now rather than waiting until we have collected the money from yearly lot assessments. It was suggested that we assess improved lots only since they benefit from the improvements and funds spent on maintenance.
- Mark Hartzheim thinks we need to discuss future changes, covenants/improvements at open meetings rather than just be decided at the board level.
- Dean Musbach said that we should have had an open forum to discuss the changes in the covenants.
- Jeff Selgren reported that he has received complaints about barking dogs late at night. Residents need to be diligent and control their dogs from barking especially at night. Also a reminder when walking your dog that you need to pick up their waste.
- Nancy Klatt suggested that it would be beneficial if we had a directory listing contact information of property owners.
- Betty Schneider is concerned about motorists not obeying stop signs and driving over the 25 mph speed limit. She is also concerned about the recent vandalism of vehicles parked in driveways. Jeff Selgren suggested that we confront the speeders and advise them they shouldn't speed in Timber Ridge. Betty wanted to know if there was some way we could identify the offenders, video cameras.
- Bernie Nelson stated that only 20% of the motorists stop at the Forest Dr. stop sign.
- Christel Kern suggested that we need to have “Town Hall” meetings where concerns can be presented in addition to the Annual Meeting. She followed up after meeting by sending the Secretary a memo that presents a possible format for these town hall meetings that she wanted shared with the BOD.
- Jodi Doolittle Nasi commented that she had received a number of negative comments via our Facebook page which prompted the two hunting covenant changes.
- Cody T., a walker, is concerned about her safety with someone bow hunting.
- Bill Hayes commented that his driveway gets plowed closed after he has cleared his driveway.
- Chris Hankel was concerned about the political sign that is placed along Ridgewood Dr. and he wants a letter to be sent to the property owner. *Secretary's Note: A letter was sent to the property owner, and the sign has been removed.*
- Dan Lansdown thanked the BOD for authorizing the spring cleanup to remove all the branches that came down during the ice storm.
- Howard Honig thanked all the board members for their service.
- Roman Murkowski asked if there was a location for the disposal of tree branches. Response: The Town of Minocqua has a location off of Highway 70

west. The Town website www.townofminocqua.org provides information about the Brush Disposal & Compost Site.

- Dean Musbach suggested installing a video camera at our entrance to monitor vehicles entering and exiting our sub-division. Response: the BOD will investigate.
- Barbara Fuller commented:
 - Jerry Collins (480) 707-3567 is the contact for club house;
 - Per the Department of Natural Resources (DNR), feeding deer is not allowed in our area due to Chronic Wasting Disease; and
 - Properties that are in poor condition should be reported to the BOD.
- Sandy Comstock is concerned about the intersection Woodland Circle and Trailwood Drive. She is concerned about the speed and potentially a stop sign needs to be installed. Rich Klatt, the Roads Chairman, said he will investigate the intersection and make recommendation.

VII. Waiver of Dues Drawing

Lot 350, Richard and Sally Pilsner, was drawn, and they will receive a free lot assessment for year 2023.

VIII. **Adjournment** – A motion was made by Jeff Selgren and seconded by Jodi Nasi that the annual meeting be adjourned. The motion was passed. The president adjourned the meeting at 11:02 AM.

Respectfully submitted,



Rich Klatt, Secretary/Treasurer