

Timber Ridge Property Owners' Association, Inc.
Board Meeting Minutes
Wednesday, May 18, 2023
At Timber Ridge Club House

- I. **Roll Call** - The meeting was called to order by President Jodi Nasi at 6:05 PM. Members present were Rich Klatt, Paul Weeks, Mark Kujawa, Chris Clabots and Fred Miller. Guests: Nancy Klatt, Jerry & Sharon Storke, Dean Musbach, George Nelson and Jack Ottinger.
- II. **Approval of Agenda** – A motion was made by Paul and seconded by Fred to approve the agenda. The motion passed unanimously.
- III. **Approval of Minutes** – A motion was made by Mark and seconded by Fred to approve the April 19, 2023 board meeting minutes. The motion passed unanimously.
- IV. **Open Forum**
- Jerry and Sharon Storke said they just came to listen, didn't have anything specific they wanted to discuss.
 - Jodi asked if there were any volunteers for the purchasing and watering the flowers on the gatehouse. Fred indicated that he and George would purchase the flowers. Jerry and Sharon volunteered to water the flowers.
- V. **Design Review Board (DRB)** – The DRB chairperson, Curt Christensen, had submitted a written report prior to the meeting.
- VI. **Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of May 16, 2023, a balance of \$217,537.72 in the checking account and \$80,484.65 in a money market account. Both accounts total \$298,022.37.
 - Rich indicated that two items were considerably over the amount that was budgeted. The budget for Roadside Tree Service was budgeted at \$6,000.00 and the amount spent was \$24,053.72. Also, \$18,000.00 for snowplowing and sanding and the amount spent was \$27,090.50.
 - Significant expenses from February 14, 2022 to April 15, 2023 were as follows:
 - \$825.00 to Rynders for a down payment for spring roadway cleaning;
 - \$10,182.00 to Fuhrman Excavating for snow plowing and sanding; and
 - \$850.00 to Rich Klatt for secretary/treasurer services for May.
- VII. **Roads Report/Discussion - Rich Klatt**
- **Roadway Spring Cleanup** – A contract with Rynders has been signed for \$2,500 removing the sand and gravel that has accumulated on the roadways this winter.
 - **Spring Right-of-Way Tree Limbs Pickup** – Fred indicated that he felt that it was not the responsibility of TRPOA to remove cut tree limbs from resident properties. A motion was made

by Fred and seconded by Paul that TRPOA will not pickup tree limbs that have been placed along the edge of the roadway. The motion passed.

- **Snow Removal 2023-24** – Rick Fuhrman has informed Rich that he will no longer be plowing snow. His firm has been plowing snow for Timber Ridge for the last 35 years and he is ready to retire. The Roads Committee has met with two firms, Rynders and Schrom's Excavating, and both firms are interested in plowing Timber Ridge's roads.

VIII. Activities Committee Liaison Report

Spring Garage Sale – The spring garage sale will be Friday and Saturday, May 19 and 20. Fred will be the chairperson.

Pool Party – Someone is needed to coordinate the pool party. Board members in the past have coordinated the party, but other residents need to step forward and volunteer to organize the pool party for it to happen this year.

No other activities are planned at this time. The concern for additional Timber Ridge socials will be discussed at the annual meeting. Mark will prepare a brief newsletter to solicit other Timber Ridge residents who may be interested in planning other social activities.

IX. Web Site/Media Report – Fred stated that the web site is the best source to obtain information about Timber Ridge.

X. Old Business -- Welcome Letter – Fred and Rich have completed the welcome letter and it is out for board review.

- **TRPOA Annual Meeting Packet** – Rich had sent the annual meeting packet to board members to seek their comments. The consensus was that the packet was fine and could be mailed to all Timber Ridge property owners.
- **Board Approval for the 2023-24 Budget** – The 2023-24 proposed budget was sent to board members prior to the meeting. The budget proposes to increase the annual lot assessment to \$340. A motion was made by Rich and seconded by Chris for the board to approve the 2023-24 budget. The motion passed
- **Short-Term Home Rentals** – Short-term rentals are defined as home rentals less than 30 days. There are a number of required regulations for a home owner to rent their home for periods less than 30 days. Mark felt further investigation is needed by the board prior to recommending any changes in our covenants for regulating short-term rentals. A motion was made by Mark that was seconded by Chris that an Ad-Hoc committee be formed to investigate the legality and the needed restrictions to regulate short-term rentals in Timber Ridge. The motion passed.

XI. New Business

- **Timber Ridge Road Split Rail Fence** – The split rail fence had been installed several years ago to prevent motorists from driving on the roadway embankment. The fence has been hit on numerous occasions, and each time had to be repaired by golf course personnel. A motion was made by Fred and seconded by Rich to remove the fence. The motion passed.

XII. Next Meeting Date – The May board meeting will be held again at the Timber Ridge Golf Club House on June 15th at 6:00 PM. A motion was made by Chris and seconded by Paul to have all future board meetings at a public place rather than board member homes. The motion passed.

XIII. Adjournment –The meeting was adjourned at 7:25 PM.

Respectfully submitted,

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

Rich Klatt
Secretary/Treasurer