

Timber Ridge Property Owners Association, Inc.

TO: Timber Ridge Property Owners

May 2022

RE: TRPOA, Inc. 2022 Annual Membership Meeting

Dear Members,

The Timber Ridge Property Owners Association (TRPOA) annual membership meeting will be Saturday June 25th at 9:00 am at the Timber Ridge Clubhouse. The meeting will be in person, and we will continue to take steps to protect members by trying to space everyone out to the best of our ability. The meeting agenda is included in the annual meeting package. You will hear from various board members and others for what we have planned for road maintenance, front entrance improvements, and other activities.

This last year welcomed the return of somewhat normalcy within the subdivision. We as the Board felt more comfortable scheduling activities (pool parties, garage sales, Christmas party, etc.) that were well attended. I would like to emphasize that we are always looking for ideas for member activities, so don't be shy! As for other Board undertakings, there was not much in the way of road repair, other than some much needed pothole repair. We continue to maintain the entrance so that first impressions entering the subdivision are pleasant, and exhibit the pride we take in our homes and community.

The Ballot/Proxy Card for the 2022 Annual Meeting contains four (4) ballots for members to indicate their vote.

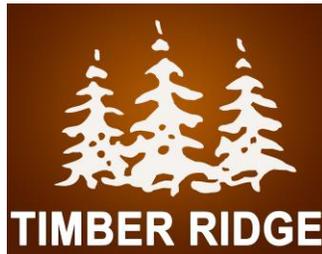
- Approval of the 2022/2023 Annual Budget;
- Election of three (3) Board Members; and
- Approval of Proposed Changes to the Covenants.

All members should mark their votes on the Proxy Ballot and mail their proxy ballot by the date on the card. Be sure to mark your proxy to allow the Board of Directors to make your vote for any other business that may come before the Board at the meeting. There will be no nominations accepted from the floor for new Board members during the meeting.

There will be an "Open Forum" opportunity on the agenda for members to ask questions, and express concerns before the Board.

To encourage members to return their proxy ballot, one lot owner will have an opportunity to win a one-year waiver of dues payment to be applied to 2023 dues. The mailed, and in person proxy ballots will be used for the drawing.

It is critically important to return the Proxy Ballot Card with the required signatures to enable the Association to reach the 51% quorum to legally have the Annual Meeting.



Timber Ridge Property Owners Association, Inc.

On a personal note, I have decided not to seek re-election. I feel it is important that others have the opportunity to participate and be involved with their community. I will say it is a rewarding experience, and everyone should think about donating some time. I want to thank the Board of Directors for their dedication & commitment in making our community the best in the Northwoods!

Respectfully submitted,

Jeffrey D. Selgren
President, TRPOA, Inc.

Current Board of Directors: Jeff Selgren, Richard Klatt, Jodi Doolittle, George Nelson, Fred Miller, Paul Weeks, James Patterson, and Mark Kujawa

Enclosures: Meeting Agenda
2021 Annual Meeting Minutes
Design Review Report
Current and Proposed Budget
Proposed Covenant Changes
Ballot/Proxy Card

Timber Ridge Property Owners Association, Inc. (TRPOA)

AGENDA

TRPOA, Inc. Annual Membership Meeting

9:00 A.M. – Saturday, June 25, 2022

Timber Ridge Golf Course Clubhouse & On Line via Zoom.com

- I. Parliamentary Procedures**
- II. Introduction of Incumbent Board of Directors**
- III. Approval of Minutes from June 26, 2021 Annual Meeting**
- IV. Previous Business:**
 - A. President’s Annual Report – Jeff Selgren**
 - B. Activities Committee Report**
 - a. May 2022 Timber Ridge Cleanup**
 - b. May 2022 Timber Ridge Garage Sale**
 - c. Other Timber Ridge Social Functions**
 - C. Media Communications (Website / Facebook) – Fred Miller/Jodi Doolittle**
- V. New Business:**
 - A. Guest Speaker – Jerry Collins**
 - B. TRPOA Resident Survey – Mark Kujawa**
 - C. 20-Year Roadway Master Plan Update – Rich Klatt**
 - D. Treasurer’s Report – Rich Klatt**
 - E. 2022 / 2023 Budget Review – Rich Klatt**
 - F. Ballot Results of 2022 / 2023 Budget**
 - G. Ballot Results of Board Member Elections**
- VI. Open Membership Forum**
- VII. Waiver of Dues Drawing**
- VIII. Adjournment**

Timber Ridge Property Owners Association, Inc. (TRPOA)

ANNUAL MEETING MINUTES

TRPOA, Inc. Annual Membership Meeting

9:00 AM – Saturday, June 26, 2021

Timber Ridge Golf Course Clubhouse

Parliamentary Procedures – President Jeff Selgren called the meeting to order at 9:10 AM. Thirty-Three (33) property owners registered their attendance. Others, not registered, were in attendance.

Introduction of Incumbent Board of Directors

Approval of Minutes from the June 27, 2020 Annual Meeting – A motion was made by Fred Miller and seconded by Jon Stadler to approve the June 27, 2020 Annual Meeting Minutes as printed except for one typo error. The minutes were approved.

Previous Business:

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:

- Recently Pitlik & Wick filled the roadway potholes; and
- New Welcome to Timber Ridge sign was installed at the Bear Skin Trail.

Jeff stated that the annual lot assessments were increased by \$25 for improved lots. With the hope of a new year without COVID 19 restrictions, social activities are being planned for this year. Jeff also thanked two outgoing board members, John Nemcek and Pat Van Hefty, for their service as board members. He identified the need for all drivers to obey the 25 mph speed limit on all roadways within Timber Ridge.

Activities Committee Report – George Nelson

- May 6 **Timber Ridge Cleanup** was conducted without a lot of fanfare in May, and a few residents participated. Next year it was suggested that a lunch be provided for the participants following the trash pickup. Another suggestion was the cleanup occur on earth day, which next year falls on Friday, April 22nd.
- May 21-24 **Timber Ridge Garage Sale**, per Fred Miller, had 24 participants this year. It was suggested that an ad be placed in the Lakeland Times for all future garage sales. Another suggestion was that a map be provided showing the location and address of each garage sale as had been done in the past.
- A potential **August Timber Ridge Garage Sale** was discussed, and the consensus of the property owners was that we should proceed. Friday and Saturday, August 20 and 21, were chosen for the August garage sale.
- **Other Timber Ridge Social Activities** - Planning for the following social activities is moving forward:
 - (a) Pool Party from Noon to 4:00 PM on July 10th;
 - (b) Christmas party potentially at Norwood Pines on a Friday or Saturday night in December; and

- (c) Establish a gardening club for Timber Ridge residents where gardening ideas can be exchanged. If interested please contact or email Susan Lansdown salansdown@gmail.com

New Business

Guest Speaker

Jerry Collins, the golf course professional, was unable to attend the meeting but Jeff Selgren provided with his comments; and they were as follows:

- The golf course was open on April 9th;
- The golf course had some irrigation issues that have been fixed early this year;
- Jerry is asking that non-golfers stay off the golf course, including the cart paths, for safety reasons; the cart paths are not the way to walk to the pool;
- Initially, when the pool was opened, the pool cleaner was not working, which resulted in debris collecting the deep end of the pool. The pool cleaner has been replaced;
- New pool umbrellas were purchased this year; and
- The restaurant will not be open this year. Only the bar will be open. Jerry’s wife is handling the bar service.

There was some concern from residents concerning the condition of the pool and rest room facilities. The rest room facilities need to be refurbished and some of the toilet stall door locks need to be fixed or replaced.

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;
 - An asphalt overlay which lasts 12-20 years and costs \$90,000/mile; and
 - A complete reconstruction which will last over 20 years and cost \$180,000/mile.
 - Estimated cost of approved roadway master plan was:

<u>Method</u>	<u>Estimated Cost</u>
Crack sealing and maintenance	\$48,000
Chip seal	\$103,400
Overlay	\$516,500
Complete reconstruction	<u>\$50,000</u>
Total	\$718,300

- 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.
 - 2020-No work;

- 2021-No work; and
 - 2022-To be determined.
- Roadway Master Plan financing:

Roadway Master Plan

Year	Project	Completed To Date			Per Lot	Assessed To Date		Balance
		Chip Sealing	Overlay	Recon-struction		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

Master Plan Completed To Date= \$150,836.00

Treasurer's Report – Rich Klatt reported that the TRPOA bank account statement indicates, as of June 23, 2021, a balance of \$146,308.79 in the checking account and \$80,386.22 in a money market account. Both accounts total \$226,695.01.

2021/2022 Budget Review – Rich Klatt

The proposed 2021/2022 annual budget was included in the annual meeting packet. Rich discussed some items in that budget that were different from previous budgets. The additional revenue from the \$25 per lot assessment on improved lots will generate revenue \$5,350. One additional income item was the access lease to Timber Ridge Road for the cell tower was \$1,000. That is an annual fee for the next 14 years so that the cell tower property can have access to Timber Ridge Road.

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 \$1,400. The golf course also is contracted (\$525 per mowing) to mow roadway edges (two-foot wide) when requested. Four mowing's, June, July, August and September are planned this year.

Ballot Results, 2021/2022 Budget, Board Members and Proposed Covenant Changes

The ballot results are illustrated in the table below.

Grand Total Votes	Proxy Cards Return- ed Total Votes	Proposed Budget			Bd. of Directors			Absentee Proxy		
		Yes	NO	Ab- stain	Jodi Doolittle	George Nelson	James Patterson	Yes	No	Ab- stain
643	362.0	320.0	2.0	18.0	341.0	341.0	362.0	186.0	110.5	14.0
Percentage	100%	88%	1%	5%	94%	94%	100%	51%	31%	4%
Quorum=	56%									

Amendment #1			Amendment #2			Amendment #3			Amendment #4		
Yes	NO	Ab- stain	Yes	NO	Ab- stain	Yes	NO	Ab- stain	Yes	NO	Ab- stain
235.5	82.0	4.0	324.0	17.0	5.0	318.0	22.0	9.0	324.0	16.0	4.0
65%	23%	1%	90%	5%	1%	88%	6%	2%	90%	4%	1%

Amendment #5			Amendment #6			Amendment #7			Amendment #8		
Yes	NO	Ab- stain									
316.5	20.5	12.0	320.5	22.5	8.0	313.5	18.5	15.0	313.5	13.0	14.0
87%	6%	3%	89%	6%	2%	87%	5%	4%	87%	4%	4%

Open Membership Forum

- Jeff Conner gave a Timber Ridge property sales update from 06/2020 through 06/2021 as follows:
 - Six (6) condos, ranging from \$160,000 to \$310,000. Median sales price \$230,500;
 - Seventeen (17) homes, Ranging from \$228,500 to \$400,000. Median sales price \$289,760;
 - Eighteen (18) vacant lots sold (through MLS), ranging from \$8,000 to \$35,000. Median sales price \$16,500; and
 - Current active listing is one for \$550,000;
 - There are 18 vacant lots listed on MLS ranging from \$14,500 to \$33,500.
- Gene Rozmenoski would like to see roadway shoulders mowed wider than the present two feet. He asked the cost and how often the shoulders are mowed? Rich

Klatt responded that they budgeted this year for four mowing's at a cost of \$525 for each mowing.

- Dean Musbach stated the trees are encroaching upon the roadways and need to be redone. It was stated that tree growth was removed about five years ago. Chelsea Schwertfeger said that every five years was not often enough.
- Fred Miller said that the board has been increased recently and that there is an increased opportunity to be part of the Timber Ridge board.
- Bob Alfano feels that residents that do not use the pool should not have to pay for the operation of the pool.
- Howard Honig is concerned about not having an emergency entrance/exit from Timber Ridge.
- The possibility of owning the pool was discussed. A number of people were concerned about our libelity in case there was an accident at the pool. Better to have the golf course continuing to own the pool and accept the liability.
- Concern was mentioned about dog walkers not picking up dog poop from their dog.
- Centerline marking is needed on Timber Ridge Rd. to improve safety.
- Nancy Johansmann told of a recent incident that happened at her home late at night. Someone was pounding at their front door at 1:30 AM, they investigated and a little time later the pounding returned. This time Gary greeted them with a revolver is hand ready to defend his home. They drove away, and the Johansmann's called 911. The two vandals were later caught, and it was a 19-year old boy and 17-year-old girl who live in Timber Ridge.
- The incident told by Nancy prompted discussion about security within Timber Ridge. Security cameras including door bells that record anything moving around a front door.
- Mark Kujawa said he favors having a pool even though he does not use the pool, because it increases the value of property. Mark also voiced his concern about roadway edges, since it would remove the habitat that attracts Monarch Butterflies.
- Jodi Doolittle said she has owned an in ground swimming pool and that there is a considerable cost and time involved to maintain a pool. Jodi would like to see the pool locker room facilities refurbished.
- Jeff Selgren discussed having an August garage sale if there were a sufficient interest in doing so. By a show of hands there was a significant interest, and the August garage will be August 20 and 21.
- Jack Ottinger asked how we are going to enforce a 25 mph speed limit. Jeff responded that identified speeders will receive letters asking the speeders to obey our speed limit.

Waiver of Dues Drawing

Lot 196, Fred and Bev Melms, was drawn, and they will receive a free lot assessment for year 2022.

Adjournment – A motion was made by Gary Johansmann and seconded by Fred Miller that the annual meeting be adjourned. The motion was passed. The president adjourned the meeting at 10:36 AM.

Respectfully submitted,

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

Rich Klatt, Secretary/Treasurer

TRPOA Board Member Candidates Biography's
Two-Year Terms Beginning July 1, 2022

Fred Miller
Biography:

Brief Biography: I have served as a Board Member for the past three years. I am a Navy Veteran of 12 years. I retired from Northrop Grumman as an Electronics Engineer with 38 years.

Statement of Intent to serve: I will continue to support our community if elected to another two year term.

Lot 7

Home Address: 7389 Trailwood Drive

Richard T. Klatt
Biography:

Brief Biography: I grew up in Madison, WI and have lived in Timber Ridge since October 2005. Nancy and I have been married for 59 years. We have two children and four grandchildren. My hobbies include landscape art painting, gardening, camping, golfing and boating.

Education: Master of Science in Civil Engineering, Iowa State University, Ames, 1973 and Bachelor of Science in Civil Engineering, University of Wisconsin, Platteville, 1965.

Statement of Intent to serve: My career has spanned over 50 years as a civil engineer. I began my professional career as an Urban Highway Design Engineer for the Cities of Detroit, Michigan and Ames, Iowa. For 14 years I was a City Traffic Engineer for the cities of Ames, Iowa and Omaha, Nebraska. In 1984 I became a consulting engineer for civil engineering firms in Austin, Texas and Elgin Illinois. I conducted transportation engineering studies for both firms.

Lot 73

Home Address: 7540 Golfview Court

Chris Clabots
Biography:

Brief Biography: I have been a Timber Ridge resident for 10 years and truly love it here. I am a retired Firefighter/Paramedic from the Merrill Fire Department and currently work as a Paramedic in the Emergency Department for Marshfield Medical Center. I owned my own CDL testing business for 20 years, and am an EMS and American Heart Instructor for Northcentral Tech and Nicolet Colleges.

Statement of Intent to serve: I have wanted to become a board member for several years; and feel now is the right time. Especially with our demographics changing from snowbirds to young year round residents.

Lot 135

Home Address: 7454 Trailwood Drive

Paul F. Weeks, MD, PhD
Biography:

Brief Biography:

I am a retired General Surgeon, with 48 years in surgical medicine. My wife, Martha, a retired Registered Nurse, and I have been married for 48 years, and lived in Harshaw for 7 years, prior to purchasing and relocating to Timber Ridge in November of 2019.

I was active in our Colorado HOA and was head of the Architectural Committee, for several years: equivalent to our TRPOA – Design Review Board (DRB). I also hold a Wisconsin, General Contractor License (DCQ – 021600068). Prior to returning to Wisconsin, I was licensed in Colorado as both a residential and commercial contractor with a commercial supervisor's license.

Statement of intent to serve:

I have actively served on the TRPOA Board for the past 2 years along with working with the DRB and would be happy to continue serving you, the Timber Ridge Property Owners for the next 2-year appointment.

I am offering my services to the Timber Ridge Community and the TRPOA, in a manner that the 'Board' would feel most appropriate.

Lots 336 & 337
303 & ½ of 302

Present Home Address: 7364 Trailwood Dr.
New Build Address: 7314 Deerwood Rd.

Timber Ridge Property Owners Association Design Review Board Project Applications & Complaints

2021 - 2022 DRB Status Report				
Date of Activity	Type of Project or Contact	Payments Made	Site Visit	Approved
05/06/21	<i>New Construction Project - Place a two piece modular home on the property and construct an attached garage. Jeff Connor was contacted to verify that this type of construction meets the standards of the covenants, which it does.</i>	\$150.00	06/23/21	08/03/21
05/11/21	<i>Email Correspondence - Notification of their intention to place a shed on the property and request for information about the process DRB Chair - An email response included the appropriate application to submit and the Procedure Timeline document</i>			
05/11/21	<i>New Construction Project</i>	\$150.00	05/17/21	07/08/21
	^ ^ ^ ^ ^ ^ May Board Meeting ^ ^ ^ ^ ^ ^			
05/14/21	<i>Tree Removal - Remove 3 diseased spruce trees behind garage; 2 small pine trees close to the house; 1 elm tree in front of the house that is splitting; 1 large dying birch tree near cart path; Trim other trees on the property as needed Site Visit - Everything is approved except for the elm tree. The DRB requested further documentation from Foley Tree Service as to why the tree needs to be removed</i>		06/01/21	07/15/21
05/25/21	<i>Tree Removal - Remove 13 diseased or dis-formed maple trees</i>		06/07/21	06/07/21
05/27/21	<i>Tree Removal - Remove 2 large pine trees that are too close to the house</i>		06/07/21	06/07/21
06/07/21	<i>Tree Removal - Remove 4 jack pine trees among a grove of white pine trees to promote growth. Prune other pine trees on the lots.</i>		06/07/21	06/07/21
	^ ^ ^ ^ ^ ^ June Board Meeting ^ ^ ^ ^ ^ ^			
06/23/21	<i>Tree Removal - Remove two different maple trees with multiple trunks because of decay. This is recommended by Foley Tree Service</i>		07/05/21	07/05/21
06/29/21	<i>Tree Removal - Remove five large pine trees behind the house encroaching on the second level deck area</i>		07/05/21	07/05/21
07/06/21	<i>Email Correspondence - Jeff Selgren was contacted to find out how to initiate a new construction process. The email was forwarded on to the DRB DRB Chair - Made contact by phone and explained the approval process. An email was also sent containing attachments of necessary documents</i>			
07/06/21	<i>Email Correspondence - Request to schedule a New Construction Meeting DRB Chair - Made contact by phone and informed the builder that a meeting will be scheduled the last week in July or early August</i>			
07/08/21	<i>Tree Removal - Remove a variety of trees, as recommended by Foley Tree Service after inspecting the trees on the property</i>		07/12/21	07/12/21
	^ ^ ^ ^ ^ ^ July Board Meeting ^ ^ ^ ^ ^ ^			
07/26/21	<i>New Construction Meeting - An above ground frost protection system was approved and the 4' frost wall specified in the covenants waived. Building plans were tentatively approved pending a site visit (08/01) and the submittal of more complete landscaping plans. DRB Note - Written documentation for the landscaping plan was received.</i>	\$150.00	08/01/21	08/10/21
07/27/21	<i>Tree Removal - Remove 2 pine trees in front of property, leaning toward house. Remove 1 pine tree too close to the garage. Remove 1 pine tree leaning away from house that could fall on the 12th green if it came down in a wind storm.</i>		08/03/21	08/03/21
07/30/21	<i>Tree Removal - This past April a request was made to remove a large pine tree too close to the north side of the house. The DRB didn't feel that the proximity warranted taking down the tree and requested that an arborist determine if the tree needs to come down. This was never done. Telephone Correspondence - The DRB received a call from Damien expressing concern about the tree because debris from it was hitting his house during the storm this past week. DRB Note - We reviewed the proposal and reversed our decision and notified the Levons that the project has been approved.</i>		04/20/21	08/01/21

2021 - 2022 DRB Status Report				
Date of Activity	Type of Project or Contact	Payment Made	Site Visit	Approved
08/01/21	Tree Removal - Remove a split trunk decaying maple tree at the northeast corner of the house. In the same proximity, remove the remaining trunk of a poplar tree that got damaged in a storm and clean up the remains of the downed portion. Remove an almost		08/03/21	08/03/21
08/03/21	New Construction Meeting - The DRB determined that the building plans, as submitted, need to be changed to provide better "curb appeal" for the house. Also requested was a more comprehensive landscaping plan.	\$150.00	08/03/21	
08/09/21	Shed Placement Enquiry - An email request was made asking about the possibility of placing a shed on the property that was larger than specified in the Covenants. DRB Email Response - The DRB will not consider projects that do not meet the specifications of the covenants. A Major Site Alteration and Request Procedure form were attached to the			
08/10/21	Tree Removal - Remove one pine tree too close to the house near the front door.		08/10/21	08/10/21
08/10/21	New Construction Meeting - New building plans were submitted, adding a roof over the entranceway and creating a 2 foot garage offset in relation to the house, for review. The setback in the front of the house changed due to the shortening of the length of the		08/10/21	08/12/21
08/14/21	Tree Removal - Remove a half downed poplar tree and the one that the downed tree fell		08/17/21	08/17/21
08/19/21	Email Correspondence - An inquiry was made about getting DRB approval to remove a landscaped retaining wall in the front of the house. DRB Email Response - The only time a Landscaping Request needs to be made is if more than 1/4 of the property will be affected.			
	^ ^ ^ ^ ^ August Board Meeting ^ ^ ^ ^ ^			
09/13/21	Major Site Alteration - Place a 10' x14' foot shed in a screened location on the property.		09/20/21	09/20/21
09/13/21	Tree Removal - Remove 2 pine trees that are dying in the boulevard between the roadway and driveway		09/21/21	09/21/21
	^ ^ ^ ^ ^ September Board Meeting ^ ^ ^ ^ ^			
10/01/21	Email Correspondence - An inquiry was made about converting a deck into a three season room. DRB Response - The necessary forms needed to begin the process were emailed			
10/06/21	Tree Removal - Remove 1 tree in the front of the house and 2 behind the house. The trees are either dying or already dead		10/15/21	10/21/21
10/08/21	Landscaping - Install a split rail fence	\$25.00	09/21/21	10/21/21
10/14/21	Email Correspondence - An inquiry was made about taking down trees on the property. DRB Response - The necessary forms needed to begin the process were emailed			
10/15/21	Tree Removal - Remove 3 trees in front of the house and 1 behind the house. Documentation was submitted verifying the need to take down the trees		10/21/21	10/21/21
	^ ^ ^ ^ ^ October Board Meeting ^ ^ ^ ^ ^			
10/25/21	Email Correspondence - An inquiry was made about placing a shed on a property. DRB Response - The necessary forms needed to begin the process were emailed			
11/10/21	Tree Removal - Remove 1 large white pine tree very to the garage and causing the driveway to crack		11/11/21	11/11/21
	^ ^ ^ ^ ^ November Board Meeting ^ ^ ^ ^ ^			
11/16/21	Tree Removal - Remove 2 multi-stemmed trees that are splitting at the base. One is located near the house and the other is close to the propane tank		11/23/21	11/23/21
	^ ^ ^ ^ ^ January Board Meeting ^ ^ ^ ^ ^			
02/01/22	Email Correspondence - An inquiry was made about the Square Footage of a New Construction Project. The plan is to build a 1.5 story structure with 1,500 total sq ft. DRB Response - The timeline for the projected Covenant change was communicated.			
02/05/22	Email Correspondence - A follow up question was asked about if TRPOA building permits expire DRB Response - A copy of the section of covenants addressing this was shared (1 year).			

2021 - 2022 DRB Status Report

Date of Activity	Type of Project or Contact	Payments Made	Site Visit	Approved
	^ ^ ^ ^ ^ February Board Meeting ^ ^ ^ ^ ^			
02/23/22	<i>Email Correspondence - An inquiry was made about a Major Site Alteration to the entryway of the residence. DRB Response - The necessary paperwork was emailed to be used to make a request.</i>			
02/28/22	<i>Major Site Alteration - 1) Add an Eyebrow Overhang Addition above the garage doors. 2) Add a Gable Canopy above the patio door entryway.</i>	\$25.00	03/14/22	03/14/22
	^ ^ ^ ^ ^ March Board Meeting ^ ^ ^ ^ ^			
03/06/22	<i>Tree Removal - Remove approximately 12 to 15 pine trees on the west side of the house. They're a mixture of red and white pine that are very close to the house causing mold to grow on the siding. DRB Action - The homeowner was contacted to schedule a site visit. They're out of town until the end of April.</i>		04/13/22	04/13/22
03/11/22	<i>Email Correspondence - An inquiry was made about the availability of water and sewer service in Timber Ridge. DRB Response - Neither is available</i>			
03/16/22	<i>Email Correspondence - An inquiry was made about reputable contractors with success building in Timber Ridge.</i>			
03/25/22	<i>Tree Removal - Remove approximately 30 pine trees on the north side of the house. Several of the trees have fallen down or are bending and leaning on the house. The homeowner is planning on planting replacement trees. DRB Action - During a site visit, it was determined that many of the trees marked for removal are on the adjacent property. A Letter of Approval was crafted allowing the removal only those trees that are known to be on the property. DRB Recommendation - The homeowner contact his neighbor to seek their approval for removing the rest of the trees. The DRB was able to supply the necessary contact information.</i>		03/26/22	03/28/22
03/30/22	<i>Tree Removal - Remove approximately 30 pine trees on the north side of the house. Several of the trees have fallen down or are bending and leaning on the house. The homeowner is planning on planting replacement trees. DRB Update - The property owner secured a letter from his neighbor giving him permission to remove all trees marked by Foley Tree Service. The DRB has approved the rest of the project.</i>			03/30/22
04/08/22	<i>Email Correspondence - An inquiry was made about replacing a shed that was damaged during one of the ice storms. DRB Response - A Major Site Alteration Request should be filed. If the new shed is close to matching the existing shed in color and material the site visit and Application Fee is waived</i>			
04/08/22	<i>Email Correspondence - An inquiry was made about constructing a shed on the property. DRB Response - A Major Site Alteration Request Form and the DRB Project Approval Timeline document was included in the response.</i>			
04/11/22	<i>Tree Removal - Remove a pine tree brushing against the north side of the house and an oak tree threatening the integrity of a retaining wall.</i>		04/23/22	04/23/22
	^ ^ ^ ^ ^ April Board Meeting ^ ^ ^ ^ ^			
Total Received:		\$650		

Timber Ridge Property Owners Association

Procedure for Reporting a Covenants Violation:

Article XI, Section 1 Compliance, Paragraph 2 states the following:

Only written requests to review a covenant violation will be accepted by the Board of Directors. Only properties that have a formal complaint will be addressed by the Board of Directors. The Board of Directors will review the request at the next scheduled board meeting and respond within ten (10) days following that meeting, unless a legal opinion is needed. **Complaints will be confidential.**

What you need to do:

Identify the Section Number in Article IX of the Covenants that is being violated.

Write a description of the problem. The more descriptive you are the better. Take pictures when appropriate. It will help the board in their evaluation of the situation.

The part of Section 14 that is addressing the “more than 1 vehicle clause” needs to have the following documentation: Write a description of the vehicles along with the dates and times of three consecutive days that you observed them being parked in the exact same location.

Also related to Section 14: The Board has determined that 1 empty utility trailer may be parked in a similar manner as recreational vehicles during the summer time period.

Submit this documentation to the Board of Directors as either a handwritten letter or an email. Sign your documentation and include your best telephone number and either your physical or email address if you would like to receive a status report from the Board.

What the Board will do:

At the next regularly scheduled board meeting, they will review your complaint and validate that it is a violation.

Within 10 days after the board’s decision, the following action will happen: You will be notified that your complaint was considered by the Board of Directors (if your contact information was given with the complaint). If the complaint has been validated as a violation, a letter will be sent to the property owner notifying them of the problem.

The Board will monitor the violation and take appropriate action, outlined in the covenants, if the property owner continues to be in noncompliance.

Procedure and timeline for Making a Site Alteration Request:

- Find the appropriate form found on the TRPOA website.
- Complete the form and make available all building supply samples requested.
- Pay the application fee (when needed).

- Give the above documentation to a **Design Review Board** member or drop it off or mail it to:

Curt Christensen
10138 Woodland Court
Minocqua, WI 54548-8409

The **DRB** Chair will do the following:

1. Verify through the treasurer that all dues on the property(s) are paid in full. *(one to two days)*
2. Schedule a site visit once steps one through four have been completed. *(two to four days)*
3. Schedule a DRB meeting to determine whether or not the project is approved. *(up to three days)*
4. Provide a written response notifying you of the DRB's decision for your request (including what needs to be done if the project is denied). *(one to two days)*
5. Issue a building permit (when needed).

Communications with Timber Ridge Property Owners



Notice: Periodically, information, the fall newsletter, notices, social events are being emailed to those property owners who have supplied their emails at annual meetings and/or provided their email addresses with their annual lot assessment. If you are not receiving these email messages and wish to do so you need to supply your email address to the Secretary/Treasurer. In the future, the fall newsletter and all other communication, except annual lot assessments and annual meeting packet, to Timber Ridge property owners will be emailed only, unless a specific request for communications to be mailed is made to the Secretary/Treasurer via e-mail or mail. The contact information for the Secretary/Treasurer is:

Rich Klatt
TRPOA
PO Box 366
Minocqua, WI 54548
richkte@aol.com

Proposed Covenant Amendments

Four (4) amendment changes are being recommended by the Timber Ridge board for approval at the 2022 Annual Meeting on June 25, 2022. Presented below are those amendments. A brief explanation is provided for each amendment.

Note: ~~Indicates the deletion of text~~

Indicates the addition of text

Proposed Amendment 1

This amendment increases the minimum square footage of the enclosed living area from 1,400 square feet to 1,600 square feet on the ground level.

ARTICLE I DEFINITIONS

Section 11. “Enclosed Living Area” refers to the square footage specified in the Oneida County Building Permit Document.

Renumber Section 11 through 12 as Section 12 through 13

ARTICLE VIII ARCHITECTURAL CRITERIA

Section 1. Size of The Living Unit. ~~One story homes (single family dwellings)~~ **Single family dwellings** shall have a minimum Enclosed Living Area of at least ~~1400~~ **1600** square feet **on the ground level.** ~~Bi-level and tri-level homes (single family dwellings) shall have a minimum enclosed living area of at least 1400 square feet. This does not include any living space below grade.~~ Single story, multi-family ~~dwellings~~ condominium **units** shall have a minimum Enclosed Living Area of at least 1200 square feet per unit. ~~Multi-story homes and~~ **Multi-story** condominiums shall have a minimum Enclosed main floor Living Area of at least 1000 square feet. ~~Minimum~~ Living Area is defined as those areas, excluding the basement, garages, patios and breezeways that are heated.

How It Will Read:

Section 1. Size of The Living Unit. Single family dwellings shall have a minimum Enclosed Living Area of at least 1,600 square feet on the ground level. Single story, multi-family condominium units shall have a minimum Enclosed Living Area of at least 1,200 square feet per unit. Multi-story condominiums units shall have a minimum enclosed main floor Living Area of at least 1,000 square feet. Living area is defined as those areas, excluding the basement, garages, patios and breezeways that are heated.

Proposed Amendment 2

This new Section 5 to Article VII will better clarify what projects need to be submitted to the Design Review Board.

Add a New Section 5 to Article VII

ARTICLE VII DESIGN REVIEW BOARD

Section 5. Projects Subject to Design Review. The following Property Alteration Projects need to be submitted to the DRB for approval:

1. New Construction of a Living Unit (an application fee is required)
2. Major Site Alteration (an application fee is required):
 - Adding an addition to the current living unit •
 - The construction of a deck on the property •
 - The construction of a shed on the property (*Article VIII, Section 7, Page 15*)
 - The construction of a dog kennel on the property (*Article VIII, Section 8, Page 16*) 3.
3. Minor Site Alteration:
 - Altering the exterior color of the living unit/shed (*Article VII, Section 6, Page 12*)
 - Installing an alternate energy source (*Article VIII, Section 8, Page 16*)
 - Installing a swing set (*Article VIII, Section 8, Page 16*)
 - Installing an arial or satellite dish (*Article VIII, Section 9, Page 16*)
4. Landscaping Projects (an application fee is required):
 - Installation of a swimming pool
 - Altering more than 1/4 of the area of the property (*Article VIII, Section 8, Page 16*)
 - Installation of fencing (*Article VIII, Section 7, Page 15*)
 - Installation of screening material (*Article VIII, Section 7, Page 15*)
- Tree Removal (*Article IX, Section 10, Page 18*)

Renumber Section 5 through 11 as Section 6 through 12

Proposed Amendments 3 and 4

These two proposed amendments add a new section to Article IX, General Restrictions – Use and Occupancy that address hunting and the discharge of fire-arms in the Timber Ridge subdivision.

Proposed Amendment 3

- (a) Hunting within Timber Ridge. Hunting defined as means of shooting, shooting at, pursuing, taking, catching, or killing any wild animal or animals is prohibited within the Timber Ridge subdivision.

Proposed Amendment 4

- (b) Discharge of Firearms within Timber Ridge. The discharge of firearms defined by the AFT as “any weapon (including a starter gun) which will or is designed to or may readily be converted to expel a projectile by the action of an explosive” is prohibited within the Timber Ridge subdivision.

2022-2023 TRPOA Budget

Proposed 2022-2023 Budget

						Current Year		Proposed
	2017-18 Actual	2018-19 Actual	2019-20 Actual	2019-20 Actual	4-Yr Average	June 1, 2021 - May 4, 2022	Budget	2022-23 Budget
Ordinary Income/Expense								
Income								
Legal Income	160.00	160.00	0.00	0.00	80.00	0.00	0.00	0.00
Legal/Lien Fees	80.00	575.00	0.00	0.00	163.75	0.00	320.00	320.00
Association Dues	119,816.16	118,143.54	120,133.54	118,544.00	119,159.31	124,487.50	120,575.00	120,775.00
Building Permit	525.00	175.00	525.00	625.00	462.50	550.00	450.00	450.00
Earned Interest	119.02	45.49	18.55	8.02	47.77	0.00	150.00	50.00
Misc. Deposit	7.00	25.00	200.00	27.22	64.81	903.00	0.00	0.00
Penalty for Unpaid Dues				744.27	0.00	409.50	0.00	0.00
Real Estate Signs	4,507.25	3,480.00	4,320.00	2,520.00	3,706.81	2,400.00	3,000.00	3,000.00
TR Activities Committee	1,371.40	1,483.00	1,325.00	0.00	1,044.85	1,920.00	1,500.00	2,000.00
Road Assessments	Not Tracking	Not Tracking	10,000.00	0.00	0.00	0.00	0.00	0.00
Uncategorized Income	Not Tracking	Not Tracking	1,000.00	1,000.00	0.00	1,316.50	1,000.00	1,000.00
Total Income	126,585.83	124,087.03	137,522.09	123,468.51	124,729.80	131,986.50	126,995.00	127,595.00
Gross Profit						131,986.50	126,995.00	127,595.00
Expense								
Accounting Fees	700.95	722.00	570.00	775.10	692.01	740.00	1,000.00	1,000.00
Bank Fees				41.00		0.00	0.00	0.00
Board of Directors	200.00	165.32	0.00	0.00	91.33	93.14	300.00	300.00
Computer System	814.39	724.73	522.17	567.81	657.28	1,030.03	550.00	550.00
Corporation Fee	10.00	10.00	10.00	0.00	7.50	25.00	30.00	30.00
Design Review Board	25.00	0.00	0.00	131.25	39.06	0.00	115.00	115.00
Gatehouse/Entrance Improvements	87.98	760.38	4,299.02	3,333.46	2,120.21	1,380.37	1,500.00	1,500.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
Insurance	4,733.00	4,692.00	5,802.00	5,804.00	5,257.75	6,980.00	6,000.00	6,000.00
Legal	2,060.00	1,715.00	562.50	490.00	1,206.88	0.00	2,000.00	2,000.00

022-2023 TRPOA Budget, cont.

Proposed 2022-2023 Budget

						Current Year		Proposed
	2017-18 Actual	2018-19 Actual	2019-20 Actual	2019-20 Actual	4-Yr Average	June 1, 2021 - May 4, 2022	Budget	2022-23 Budget
Maintenance General	1,282.82	1,075.82	1,172.93	1,006.72	1,134.57	411.00	1,200.00	1,200.00
Miscellaneous	50.00	139.57	1,153.52	812.50	538.90	1,197.88	400.00	500.00
Postage and Supplies	1,336.20	1,503.03	1,591.55	1,341.41	1,443.05	784.93	1,200.00	1,300.00
Property Taxes	29.83	30.64	31.48	26.16	29.53	27.03	65.00	65.00
Publications	0.00	0.00	0.00	0.00	0.00	25.63	25.00	25.00
Real Estate Signs	2,932.60	3,172.70	220.50	2,012.50	2,084.58	1,829.42	500.00	500.00
Road Replacement Fund (Special Projects)	0.00	0.00	0.00	0.00	0.00	0.00	43,690.00	35,890.00
Road Sweeping	0.00	0.00	0.00	0.00	0.00			0.00
Roadway Sign Repair	217.30	157.98	476.44	934.39	446.53	363.25	500.00	500.00
Roadside Tree Service	8,754.29	3,596.50	1,956.76	4,060.06	4,591.90	4,853.12	6,000.00	6,000.00
Roadway Mowing/Spring Cleanup	0.00	2,753.56	2,131.11	1,371.50	1,564.04	3,408.88	3,750.00	3,750.00
Roads Repair - Pavement	888.00	3,877.28	0.00	3,125.00	1,972.57	12,351.48	5,000.00	10,000.00
Secretarial Service	7,200.00	7,200.00	7,200.00	7,200.00	7,200.00	6,600.00	7,200.00	7,200.00
Sign rental refund	490.00	1,100.00	690.00	410.00	672.50	1,450.00	600.00	700.00
Snowplowing & Sanding	18,854.50	17,682.00	16,066.00	12,622.50	16,306.25	17,195.00	17,000.00	18,000.00
Timber Ridge Actv Committee	1,569.24	1,920.66	1,567.20	0.00	1,264.28	2,427.43	2,000.00	3,000.00
Timber Ridge Pool Membership	24,500.00	25,088.00	25,464.32	25,718.96	25,192.82	26,494.53	26,200.00	27,300.00
Website	111.00	250.85	392.55	0.00	188.60	0.00	120.00	120.00
Total Expense	76,847.10	78,338.02	71,880.05	71,784.32	74,702.12	89,668.12	126,995.00	127,595.00
Net Ordinary Income	49,738.73	45,749.01	65,642.04	51,684.19	50,027.68	42,318.38	0.00	0.00
								5/4/22
Other Income/Expense								
Special Projects								
Re-surfacing & shoulder work	2,100.00				525.00	0.00	0.00	0.00
Rdwy Trimming	8,389.37				2,097.34	0.00	0.00	10,000.00
Total Special Projects	10,489.37				2,622.34	0.00	0.00	10,000.00

