

**Timber Ridge Property Owners' Association, Inc.**  
**Thursday, February 17, 2022**  
**At the home of James Patterson, 7413 Deerwood Dr., Minocqua, WI**

- I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:05 PM. Members present were Jeff Selgren, Rich Klatt, Fred Miller, Paul Weeks, Mark Kujawa, George Nelson and James Patterson.
- II. Approval of Agenda** – Rich requested an agenda addition, the Proposed 2022-23 Budget under new business. A motion was made by Rich and seconded by Mark to approve the agenda as amended. The motion passed unanimously.
- III. Approval of Minutes** – A motion was made by Paul and seconded by George to approve the January 20, 2022 board meeting minutes. The motion passed unanimously.
- IV. Open Forum** –
- George asked if someone could give a presentation at the annual meeting about climate change and how that would impact the northwoods. A presentation, if available, could be done following the annual meeting. George will arrange for the presentation.
  - Rich talked to Collin Brooks about his concern with dog's urinating on their mail box post. Jeff will write a statement requesting that pet owners be considerate of where they allow their dog's to relieve themselves. Rich will email that statement to the property owners.
  - Rich indicated that he attempted to contact Ginny Hilmer on two occasions concerning her non-conforming burlap fence along her property line. Jeff will send her a letter stating that the fence needs to be removed.
  - Fred would like Curt to include the definition of square foot living space in the covenant changes increasing the minimum square footage on the first level from 1,400 sq. ft. to 1,600 sq. ft. Fred will work with Curt concerning that modification. .
- V. Design Review Board (DRB) – No Report**
- VI. Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of February 15, 2022, a balance of \$203,169.10 in the checking account and \$80,391.60 in a money market account. Both accounts total \$283,560.70.
  - Rich explained that the amount shown for Association Dues represents the amount invoiced and not the amount of payments received.
  - Significant expenses from January 20, 2022 to February 15, 2022 were as follows:
    - a) \$917.83 to Best Buy includes a new Timber Ridge computer, updated QuickBooks, and Microsoft Word and Excel and tech support;
    - b) \$2,330.00 to Pitlik & Wick for the spring 2021 sweeping; and
    - c) \$600.00 to Rich Klatt for treasurer/secretary service. .
  - **Property Foreclosures:** Rich talked to John Houlihan to determine the status of the foreclosures for Stengel, Katte and Zawistowski. John stated that he was waiting for our approval

to proceed even though we had told him to proceed previously. Rich will inform John Houlihan to proceed with the foreclosures. .

- **Secretary/Treasurer Job Description** -- Rich had distributed the job description at the January meeting. There were no comments concerning the job description.
- **Co-Signer on exceeding \$1,000** – Rich requested that the \$1,000 limit be raised \$5,000. The consensus was that either the president or the vice-president should approve any expenditure exceeding \$1,000 via an email. A motion was made by Jeff and seconded by Fred that checks exceeding \$1,000 be approved by an email from either the president or vice-president. The motion passed.

#### **VII. Roads Report/Discussion** - Rich Klatt

- Rich presented a spread sheet titled Roadway Master Plan (RMP) that listed the cost of completed projects, roadway funds generated by \$90 and the cost of future RMP projects. The consensus of the board was that the roadways were in fairly good condition; and, for this coming year, the Roads Committee will conduct a survey of all Timber Ridge roadways to determine repairs needed this year. Those improvements may include asphalt patching, crack sealing and shoulder work. Rich, Fred and George will participate in that survey. The survey will be done this spring after the snow has melted. Rich will coordinate with Jay Pritzl for work that needs to be done on the Timber Ridge Road shoulders.

#### **VIII. Activities Committee Liaison Report**

- **Activities Committee Chairperson** – George asked who the chairperson of the social committee was. Apparently nobody was chairing the committee at this time. George agreed to chair the committee.
- **May Garage Sale** was set as the Friday and Saturday prior to Memorial Day, May 21 and 22 from 9:00 AM to 3:00 PM. Fred will chair that activity.
- **Spring cleanup** will be chaired by Jeff. The objective will be to clean the roadway right-of-way of debris followed by a social gathering.
- **Other Social Activities** suggested were a family movie night and pool parties. Other activities, snowmobiling and bicycling. A question concerning additional activities will be included in the resident survey.

#### **IX. Website/Media Report** – No report.

#### **X. Old Business**

- **Goals and Objectives for 2020-21:**
  - **Swimming pool** – Obtaining financial information concerning the swimming pool operation, financial and operational, has been difficult. Allowing the golf course to continue managing the pool appears to be the best alternative at this time. A new contract beginning in 2023 needs to be negotiated with the Timber Ridge Golf and Tennis Club. Rich discussed with our attorney, John Houlihan, the procedure that we used six years ago to negotiate the contract. John Houlihan, Ted Ronk and Glenn Schiffmann met to discuss the pool contract. John Houlihan suggested prior to meeting with Glenn Schiffmann, we decide the changes we would want in the contract.

*Author's Note: Via a separate email, the existing pool contract has been sent to board members for their comments.*

- **Bear Skin Access** – Needs input from Pat Van Hefty.
- **Timber Ridge resident interest survey** – Mark distributed, prior to the meeting, the survey to solicit board member comments. The revised survey was passed out at the meeting for additional comments. Mark will update the survey to reflect board member meeting comments. The survey will be distributed only to Timber Ridge residents. It will be mailed with a return envelope.
- **Trash pickup on a single day** – James had obtained an additional trash collection proposal which he distributed to board members. The proposal assumed that that the trash collector would serve all the Timber Ridge residents. The trash collection cost would be assessed to only Timber Ridge residents. The consensus of the board was that there are too many variables to successfully implement this change. The conclusion was the board will not investigate further a single Timber Ridge trash collector.

## XI. New Business

- **Hunting in Timber Ridge** -- At the January meeting, the board approved prohibiting hunting in Timber Ridge. Since the January meeting other issues have been discussed via emails. The issues include enforcement, firearms vs bow and arrow, etc. The survey being prepared by Mark will have a question about hunting in Timber Ridge. The board will wait until the results of the survey are known before proceeding further.
- **Caution signs** – A board member has mentioned the need for additional curve signs. The Roads Committee will also look at the need for additional curve signs.
- **2022 Annual Meeting Schedule** – Rich indicated that the annual meeting schedule is provided in the document that describe the Secretary/Treasurer Responsibilities.
- **Proposed 2021-2023 Budget.** – The proposed budget was distributed to board members at the meeting. That budget should be reviewed prior to the March meeting so that it could be discussed at that time. The budget will be finalized after the roads are surveyed.

**XII. Next Meeting Date** – The March meeting will be March 10<sup>th</sup> at Rich Klatt’s home at 7540 Golfview Ct. The meeting will begin at 6:00 PM. Tentatively, the April meeting will be April 28th.

**Adjournment** – A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 8:15 PM.

Respectfully submitted,



Rich Klatt  
Secretary/Treasurer