

Timber Ridge Property Owners' Association, Inc.
Thursday, August 26, 2021
At the home of James Patterson, 7413 Deerwood Dr.

I. Roll Call - The meeting was called to order by Vice- President Jodi Nasi Doolittle at 6:03 PM. Members present were Rich Klatt, James Patterson, Fred Miller, Jodi Nasi Doolittle, Paul Weeks and George Nelson. Jeff Selgren arrived during the meeting. Mark Kujawa was also in attendance.

II. Approval of Agenda –A motion was made by George and seconded by Paul to approve the agenda. The motion passed unanimously.

III. Approval of Minutes – A motion was made by Paul and seconded by George to approve the July 22, 2021 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- Fred reported that Patti Rubo suggested that the board contact a seal coating contractor to see if Timber Ridge residents could receive a discount with multiple driveway locations. Jodi will contact Finish Line Services (715-477-0033), who now does the majority of driveways in Timber Ridge, to see if they would provide a discount.

- Comments made during the open forum at the Timber Ridge annual meeting were discussed as follows:

a) Gene Rozmenoski would like to see roadway shoulders mowed wider than the present two feet. He also asked the cost and how often the shoulders are mowed?

Board response: The annual budget includes four shoulder mowing's. The agreed upon mowing cost with the golf course is \$525 per mowing. Widening the mowing width would be difficult due to other vegetation present beyond two feet. The mowing width will remain at two feet.

b) Dean Musbach stated that trees are encroaching upon the roadways and need to be retrimmed. At the meeting, it was stated that the encroaching tree growth was removed about five years ago. Chelsea Schwertfeger said that every five years was not often enough.

Board Response: The trimming of trees and other vegetation will be included in next year's budget.

c) Bob Alfano feels that residents that do not use the pool should not have to pay for the operation of the pool.

Board response: The swimming pool is an asset for Timber Ridge which increases the value of real estate within Timber Ridge which benefits all property owners.

d) Howard Honig is concerned about not having an emergency entrance/exit from Timber Ridge.

Board response: The board has discussed an emergency entrance/exit at previous board meetings and determined that it would be too costly to implemented. But, we will place that item on our September board meeting agenda.

e) The possibility of owning the pool was discussed. A number of people were concerned about our liability in case there was an accident at the pool. It would be better to have the golf course continuing to own the pool and accept the liability.

Board response: Our lease on our pool ends December 2022 and we are evaluating options for the swimming pool. The cost of each item will be estimated and a recommendation will be made in about four months.

f) Concern was mentioned about dog walkers not picking up dog poop from their dog.

Board response: The fall newsletter will include that residents need to pick up dog poop when they walk their dogs in Timber Ridge.

g) Centerline marking is needed on Timber Ridge Rd. to improve safety.

Board response: It is the board's opinion that a yellow center line marking is not warranted on 25 mph residential streets.

h) Jack Ottinger asked how we are going to enforce a 25 mph speed limit.

Jeff Selgren's response: Identified speeders will receive letters asking the speeders to obey our speed limit.

i) Several comments were received about the need for surveillance cameras to protect homes and record vehicles entering and leaving Timber Ridge.

Board response: For home owners that are concerned about their home security, a Nest doorbell could be installed which would record any activity near their front door. There are liability concerns if surveillance cameras are installed along roadways and are not continuously monitored.

After approval of these minutes, the annual meeting resident comments along with the board's comments will be emailed to those that registered in person at the annual meeting.

V. Design Review Board (DRB) – Curt Christensen provided a written report prior to the meeting.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of August 24, 2021, a balance of \$138,852.26 in the checking account and \$80,387.56 in a money market account. Both accounts total \$219,239.82.
- Significant expenses from July 21 2021 to August 24, 2021 were as follows:
 - a) \$50.64 to Copy Cat for the pool party and garage sale posters;
 - b) 176.14 to Safety Sign for three “Dead End” roadway signs;
 - c) \$1,488.45 to Riverwood Originals for real estate “for sale” signs; and
 - d) \$527.50 to Foley’s Tree Service to remove a tree from Trailwood Dr.
- **Property Foreclosures:** Rich reported that he will be meeting with our attorney, John Houlihan, on August 30th to discuss the foreclosure procedure. Paul volunteered to attend the meeting with our attorney.

VII. Roads Report/Discussion - Rich Klatt

- Rich stated that he had requested the schedule for the shoulder work along Timber Ridge Road and the replacement of 112 ft. Ridgewood Rd. with new asphalt pavement. No response to date from Matt Gaulke from Pitlik and Wick.

VIII. Activities Committee Liaison Report

- Jodi suggested a painting party for sprucing up the swimming pool rest room facilities. It was suggested that a board member contact Jerry Collins for his input on sprucing up the pool house facility.
- **Pool Party** will be Saturday, August 28th. Fred will purchase the food and George will help with the cooking.
- **Christmas Party** is scheduled for Saturday, December 11th at Norwood Pines. Concern was expressed with making a financial commitment with the delta variance of COVID 19 affecting more people. A motion was made by Jeff and seconded James to wait until after the September board meeting before we finalize the Norwood Pines Christmas Party. The motion passed.
- **August Garage Sale** was held Friday and Saturday, August 20 and 21. Fred said that there were about 14 homes that participated in the sale.

IX. Website/Media Report – Fred and Jodi said that both the web site and our Facebook page are having good responses.

X. Old Business

- **Goals and Objectives for 2020-21:**
 - a) Investigate swimming pool alternatives – An Ad Hock swimming pool committee was formed at the June board meeting. The first committee meeting was held on July 29th at Jodi Doolittle’s home. Each committee member was assigned tasks to investigate various costs of owning and operating a swimming pool. The next meeting will again be at Jodi Doolittle’s home on September 9th at 6:00 PM. James Patterson also volunteered to be on the committee.
- **Bear Skin Trail Access** – Tabled the item until the September meeting.
- **Timber Ridge History Committee** – No report

XI. New Business

- **Timber Ridge Road Split Rail Fence** – Rich explained the history of why the fence was installed. Vehicles were driving on the embankment, which the board wanted to prevent. Other solutions that were discussed included large boulders and shrubbery.
- **Fall Newsletter Responsibilities** – The goal is to publish and distribute the fall newsletter on October 1st. Draft texts need to be emailed to Rich by Monday, September 20th so Rich can draft the fall newsletter so it can be reviewed at the September meeting.

XII. Next Meeting Date – The September meeting will be September 23rd at 6:00 PM. The meeting will be at Jeff Selgren’s home at 10148 Ridgewood Drive.

Adjournment – A motion was made by Rich and seconded by Fred to adjourn the meeting. The meeting was adjourned at 8:04 PM.

Respectfully submitted,

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

Rich Klatt,
Secretary/Treasurer