

Timber Ridge Property Owners Association, Inc. (TRPOA)

Board of Directors Meeting Minutes

Date: Thursday, March 19, 2026

Time: 6:00 PM

Location: Hazelhurst Town Hall

Roll Call

Meeting called to order at 6:02 PM by President Mark Kujawa

Present: Mark Kujawa, Paul Weeks, Jim Kleifgen, Barb Felsecker, Larry Felsecker, StefAnn Windhorst, Laurie Peterson (Admin Assistant)

Absent: Dean Musbach, Chris Clabots (proxy given to Barb)

Members in Attendance: Scott Sievert, Rich Klatt

Approval of Agenda

Jim asked to amend the agenda to modify section *IX. Next Meeting Date section a.* to show the date as Thursday, April 16, and the location *to be determined*. We have a tentative reservation for the Hazelhurst Town Hall, but the meeting could be held at the Timber Ridge Golf Course Clubhouse if they are open at that time.

Motion to approve the amended agenda by Jim, seconded by Paul. Motion passed unanimously.

Approval of February Minutes

Motion to approve February minutes by StefAnn, seconded by Barb. Motion passed unanimously.

Treasurer's Report (Jim)

Financials:

Snowplowing & Sanding Expense – expecting March bill to be in the \$8-10,000 range which would put us over budget by approximately \$8,000.

Committee Reports

Roads Report: Rich Klatt

Discussion on this season's snow removal:

- Member asked for more sanding on the roads to enable safer walking, while another asked for less snow removal to accommodate snowmobile access to the trail.
- Early on, plowing was missed on a couple roads which was rectified going forward.

Steve Pribis (Maintenance) has tendered his resignation. Joe Doolittle (Joe's Odd Jobs) is interested in the position. Rich is recommending we hire Joe, at the current rate of \$30/hr. Responsibilities include tree removal, mowing shoulders, and general maintenance. Motion to proceed with hiring Joe Doolittle made by Paul, seconded by Jim. Motion passed unanimously.

Request for spring cleanup quote has been sent to Rynder's.

Weight limit signs for Timber Ridge roads will be in place by Monday am.

Road Right of Way: Dean

- In Dean's absence, Jim reported that Foley's has completed all trees that were identified for removal. Dean will be reassessing in spring to see what additional work may need to be done.

Design Review Board: Barb

- New Home Construction Project Updates:
 - Deerwood Rd/Everest Builders-private owners, exterior looks to be complete
 - Woodland Cir/Everest Builders – private owners, exterior looks to be complete
 - Woodgate Pl/Kolt Construction – spec home, work is progressing on siding installation
 - Woodgate Ct/Kolt Construction – private owners, roof/shingles have been completed
 - Woodgate Ct/CornerStone Custom Builders - spec home, foundation in and framing has begun
- Trash & Recycling Bins – Storage Options
 - TRPOA Covenants (Article IX-Section 19-Refuse Containers) state that trash and recycling bins must be kept inside a resident's garage OR within a fence (yard) enclosure (style which has had prior approval from the DRB)
 - Barb suggested a reminder blast before the April meeting.
- Trailers and Utility Trailers
 - clarification of the wording contained in the TRPOA Covenants to be discussed at the next Covenant Review Committee meeting.

Covenant Review: Paul

Paul is working on setting up a date/time for the committee to meet, perhaps once the Clubhouse opens. StefAnn has volunteered her home as a meeting place also.

Open Forum for TRPOA Attendees

Scott Sievert – attended to become aware of what the Board is involved with and appreciates the work the Board is doing.

Rich Klatt – asked for a status on the proposal for requesting a 45MPH speed limit from Hazelhurst to Minocqua – still in the works, but other priorities have put it on the back burner for the time being.

Old Business

HOA Software Investigation Update: StefAnn

Plan was to have a software platform recommendation for the Board at this meeting, however testing in the demo system has raised some issues that StefAnn is trying to work through with the vendor. She needs an additional 30 days for review.

2026 Pool Discussions: Mark

Mark reached out to David Eliason, awaiting reply.

New Business

Member Fee Scale for Approvals - Barb

Fee adjustments for major/minor construction projects will be discussed at the next Covenant Review Committee meeting.

Christmas Party Locations – Barb

Discussion on the need to reserve a venue for the 2026 TRPOA Christmas Party. Barb will make a few calls and report back at the April Board meeting.

Garage Sale Chair – Mark

Barb is stepping down as Chair of the annual Garage Sale.

Perhaps a member that participates in the annual sale would be interested in chairing the event. If we can't find someone the TRPOA won't be able to sponsor the annual Garage Sale.

Guard House Upgrade - StefAnn

Suggestion made for self-watering planters at a projected cost of \$254. StefAnn will submit a proposal. Additional light will be placed over the wreath as the current lighting doesn't work well in below zero temps.

Road Restriction Variances - Mark

The Timber Ridge Golf Course maintenance has dumpsters that will need to be emptied during the road weight limits, which was approved by the Board on a conditional basis – light loads, early AM, which Jim has communicated to them.

Mark reiterated that email review by the Board for these types of requests should work going forward.

Next Meeting Date

April 16, 2026 6 PM. Location to be determined.

Adjournment

Meeting adjourned at 7:00 PM

Closed Session

Closed Session called to order at 7:03 PM.

There was nothing decided by the Board during Closed Session that required a vote.

Adjourned at 7:43 PM.

Respectfully submitted,

Laurie Peterson

Laurie Peterson/TRPOA Administrative Assistant