

**Timber Ridge Property Owners' Association, Inc.**  
**Board Meeting Minutes**  
**Thursday, February 16, 2023**  
**At the home of Jodi Nasi, 7388 Pine Grove Cir.**

- I. **Roll Call** - The meeting was called to order by President Jodi Nasi at 6:04 PM. Members present were Rich Klatt, James Patterson, Paul Weeks, Mark Kujawa and Chris Clabots.
- II. **Approval of Agenda** –A motion was made by Paul and seconded by Chris to approve the agenda. The motion passed unanimously.
- III. **Approval of Minutes** – A motion was made by Chris and seconded by Paul to approve the January 19, 2023 board meeting minutes. The motion passed unanimously.
- IV. **Open Forum**
- Chris suggested that the email sent out concerning the board elections should have included that there were four board member positions up for the election and that an additional email should be sent indicating such. Rich will send out the additional email.
  - Paul was concerned about the snow piles at the Trailwood Dr. and Timber Ridge Road limiting the sight distance for southbound motorists on Trailwood Dr. Rich will contact Rick Fuhrman about our concern.
- V. **Design Review Board (DRB)** – No DRB activity this last month.
- VI. **Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of February 13, 2023, a balance of \$258,916.61 in the checking account and \$80,445.41 in a money market account. Both accounts total \$339,362.02.
  - Computer System included \$579.20 for QuickBooks, which is an annual rate for QuickBooks.
  - Significant expenses from January 18, 2022 to February 13, 2023 were as follows:
    - \$579.20 to QuickBooks;
    - \$850.00 to Rich Klatt for secretary/treasurer services for February;
    - \$5,092.00 and \$8,795.00 to Dick Fuhrman & Son for snowplowing and sanding for the months of December and January respectively; and
    - \$27,285.25 to TRE, LLP for the 2023 swimming pool lease.
  - **Late Penalties** –About 18 10% late payment penalty invoices were mailed.
  - **Property Foreclosures** – Minimum title commitments have been ordered from Oneida Title and have been received by John Houlihan's office.
  - **Pool Contract** – A letter has been received from TRE, LLP stating their assurance to TRPOA that if the fee is paid, they will obtain the commitment of the buyer to honor the pool contract. A check will be sent to TRE.

## VII. Roads Report/Discussion - Rich Klatt

- No report, Rich will provide a roadway plan for 2023 at the next board meeting.
- Steve Pribis may not be able to mow the roadway edges this year. Potentially, Joe Doolittle could do the mowing this year. Rich will also check with Jay Pritzl, golf superintendent, to see if the golf course could do the work.

## VIII. Activities Committee Liaison Report

**Spring Garage Sale** – We again will have a spring garage sale on the May weekend preceding the Memorial Day weekend (Friday and Saturday, May 19 and 20). Fred will be the chairperson.

**Other Social Activities** – No other activities are planned at this time. The concern for additional Timber Ridge social will be discussed at the annual meeting. A startup fund of \$200 was suggested for a social activity.

## IX. Web Site/Media Report – No report

## X. Old Business

- **2023 Goals and Objectives** –
  - The need to have other Timber Ridge residents to be involved in the planning of social activities.
  - Activate the pool contract for 2023 by paying the annual fee.
  - Negotiate a new contract, which includes pool upgrades, with the Timber Ridge Golf course owners.
  - Reinvestigate developing a second entrance/exit for Timber Ridge.
- **Welcome Letter** – Fred and Rich will be working on a new resident welcome letter prior to the April board meeting.

## XI. New Business

- **Board Nominations** – The board terms of Jodi, James, George and Mark will end on June 30, 2023. Jodi indicated that she will not seek another term at this time. A Board of Directors Nomination Paper is required by April 1, 2023 for those that will run for the board.
- **DRB Chairperson** – The current chair, Curt Christensen, has submitted his resignation, which is effective on June 30, 2023. Fred indicated that he will chair the DRB as interim chair until a permanent replacement is appointed.

**XII. Next Meeting Date** – The March board meeting will not be held due to a number of board members being out of town. The location of the April board meeting has not been determined. Jodi is also seeking a location and time for a property owners “Town Hall” meeting. The golf course club house is the preferred location.

**Adjournment** – A motion was made by Paul and seconded by Chris to adjourn the meeting. The motion passed. The meeting was adjourned at 7:26 PM.

Respectfully submitted,

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

Rich Klatt  
Secretary/Treasurer