

**Timber Ridge Property Owners' Association, Inc.**  
**Thursday, May 19, 2022**  
**At the home of Jodi Nasi, 7388 Pine Grove Cir., Minocqua, WI**

**I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:06 PM. Members present were Jeff Selgren, Rich Klatt, Fred Miller, Mark Kujawa, Paul Weeks, Jodi Nasi, and George Nelson.

**II. Approval of Agenda** – Rich requested an additional item, “short-term home rentals”. A motion was made by Paul and seconded by Jodi to approve the agenda as amended. The motion passed unanimously.

**III. Approval of Minutes** – A motion was made by Jodi and seconded by George to approve the April 28, 2022 board meeting minutes. The motion passed unanimously.

**IV. Open Forum –**

- Jodi asked if we could look into allowing electronic payment of our lot assessments. Credit cards typically charge a processing fee and there may be another method that does not charge a fee. Rich will investigate.
- Rich advised the board that our storage location has been moved from MGM to Blue Sky. The yearly fee was reduced from \$660 per year to \$480 per year. Rich has requested a refund from MGM of \$330, since we still had a half year left on our MGM Storage unit. *Secretary's Note: MGM has sent us a check for \$330.00.*
- George voiced his concern for a potential forest fire in Timber Ridge. He and Mark have both talked to the Wisconsin Department of Natural Resources (DNR) about making a presentation about cautionary measures that homeowners could do for their property. They have asked a DNR representative to give a presentation at our annual meeting but the DNR representative is not available at that time. George and Mark will continue to pursue a future presentation to the home owners.

**V. Design Review Board (DRB)** – A written report was received from Curt Christensen prior to the meeting. There were no comments concerning the report.

**VI. Secretary/Treasurer Report – Rich Klatt**

- Rich reported that the TRPOA bank account statement indicates, as of May 16, 2022, a balance of \$184,873.88 in the checking account and \$80,393.56 in a money market account. Both accounts total \$265,267.44.
- Rich pointed out that the \$1,677.88 for Miscellaneous included \$660.00 to MGM Storage and \$480.00 to Blue Sky Storage.
- Significant expenses from April 27, 2022 to May 16, 2022 were as follows:
  - a) \$512.00 to the Postmaster for stamps;
  - b) \$447.27 to HP computer support for ink cartridges;
  - c) \$116.00 to Rich Klatt to reimbursement him for stamps purchased from the Postmaster;
  - d) \$480.00 to Blue Sky Storage; and

- e) \$600.00 to Rich Klatt for a treasurer/secretary service for the month of May.

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

- Rich stated that he, Fred and George will set a time that the three of them can inspect our roadways for patching, crack sealing, road vegetation removal and roadway edges.
- **Spring cleanup** of down tree limbs is progressing slowing by Foley's Tree Service.
- Rich has contacted Jay Pritzl, the golf course superintendent, about cleaning the Timber Ridge roadways. That work will begin next week May 23-27. That work may progress slowly due to the golf course work load and limited staff.

#### **VIII. Activities Committee Liaison Report – George Nelson**

- **The May Garage Sale** will be Friday and Saturday prior to Memorial Day, May 20 and 21 from 9:00 AM to 3:00 PM. Fred indicated that the two signs along Highway 51 have been installed and location maps have been printed.
- **Pool Party** – A pool party is scheduled for the same day as the annual meeting, Saturday, June 25<sup>th</sup>. It will be from noon to 4:00 PM, and George will handle the arrangements. It will be similar to the two parties that we had last year.
- **Christmas Party** – Tentatively, the Timber Ridge Christmas Party will be the third Thursday in December, December 15<sup>th</sup>. George will contact Norwood Pines Super Club to reserve the date.

#### **IX. Website/Media Report – Jodi mentioned that she will buy flowers for the gatehouse and will take some pictures.**

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

- **Goals and Objectives for 2020-21:**
  - **Swimming pool contract** – Board members have reviewed the existing pool agreement, which needs to be renegotiated for 2023 and beyond. Board members expressed their concerns, and listed below are items they would like to be included in the pool contract.
    1. Open the pool for the Memorial Day weekend, weather permitting;
    2. Provide sufficient and replace as needed the deck furniture;
    3. Update the restroom facilities including fixtures, and paint the interior walls;
    4. Replace the roof when needed in the future; and
    5. Paint the exterior of the building.

Fred, James and Rich will work with our attorney in negotiating a new contract. Rich will contact John Houlihan.
  - **Timber Ridge resident interest survey** – Mark is in the process of tabulating the results of the survey and will prepare a presentation for the annual meeting. Tentatively it will be a PowerPoint presentation. Rich will contact What's the Buzz?, our sound system firm, to see if they have a projector. Mark indicated that 68 survey respondents do use the pool and the average number of days used is 13.

*Secretary's Note: Rich did contact What's the Buzz?, and they do not have a projector.*

**XI. New Business**

- Scott Packel submitted his resignation effective October 1, 2022. We will be seeking a new maintenance person.
- **Short-Term Home Rental** – Concern was expressed about short-term home rental in that it could be detrimental to our subdivision, but we are not certain at this time as to how to prevent short-term rentals. We will continue to discuss this matter at our June meeting.

**XII. Next Meeting Date** – The June board meeting will be on June 16<sup>th</sup> at Rich Klatt's home at 7540 Golfview Ct. The meeting will begin at 6:00 PM.

**Adjournment** – The meeting was adjourned at 7:58 PM.

Respectfully submitted,

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

Rich Klatt  
Secretary/Treasurer