

Timber Ridge Property Owners' Association, Inc.
Thursday, January 20, 2022
At the home of Jeff Selgren, 10148 Ridgewood 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, Jodi Nasi Doolittle, Fred Miller, Paul Weeks, Mark Kujawa, George Nelson and James Patterson. Also attending the meeting was Curt Christensen.

II. Approval of Agenda –A motion was made by George and seconded by Paul to approve the January 20th agenda. The motion passed unanimously.

III. Approval of Minutes – A motion was made by Paul and seconded by George to approve the November 18, 2021 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- Rich said that the Harrold, Scrobell & Danner invoice was sent to TRPOA by mistake.
- Rich, for informational purposes, indicated that 2021 income tax 1099 forms have been prepared for Scott Packel (\$1,032.50 and Rich Klatt (\$7,200.00).
- George was concerned about the potential oak blight disease on the oak trees in Timber Ridge. Arborists recommend not trimming oak trees between April 1 and November 1. George will send Rich some info that he can condense and email to Timber Ridge residents.

V. Design Review Board (DRB) – Curt Christensen

- Curt Christensen indicated that he had not received any requests for DRB approval so he did not submit a written report. He did revise the covenants by adding a new section 5 which defines projections that require DRB approval. Curt added that alternating the exterior color of the living unit/shed requires DRB approval. See attached proposed Section.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of January 19, 2022, a balance of \$222,101.37 in the checking account and \$80,390.92 in a money market account. Both accounts total \$302,492.29.
- Rich mentioned that the \$903.00 under “miscellaneous deposit” was a refund for an overpayment for the liability insurance. The \$1,920.00 income for the rental of real estate signs was offset by the sign rental refund of \$1,300.00. Real estate signs are rented by the year and a refund is provided if they are removed in less than a year.
- Significant expenses from November 17, 2021 to January 19, 2022 were as follows:
 - a) \$237.70 in total to the postmaster for postage;
 - b) \$132.56 to Scott Packel for maintenance work;
 - c) \$453.60 to Jeff Selgren for front entrance decorations;
 - d) \$27.03 to Town of Minocqua for property taxes;
 - e) \$263.75 to Foley's Tree Service for removing of a fallen tree;
 - f) \$177.03 to Bernie Nelson for Christmas party door prizes;
 - g) \$50.00 to Daniel Hekrdle for overpayment for a lot assessment; and

h) \$26,494.53 to TRE, LLP for 2022 pool contract.

- **Property Foreclosures:** Rich contacted John Houlihan's office to determine status of the foreclosure procedure, but got no response. The first step will be to have Oneida Title conduct a title search to determine others that may have claims against the three property owners that we will be foreclosing. Rich will continue to contact our attorney to monitor the progress of implementing the foreclosures.
- **Secretary/Treasurer Job Description;** Rich distributed the job description that he prepared. That job description will be discussed at the February meeting when board members have had an opportunity to review the document.
- **Pitlik & Wick spring cleanup invoice.** Typically, the golf course cleans our roadways in the spring. Last year (2021) the golf course equipment was under repair waiting the shipment of parts. Pitlik & Wick was contracted to clean our roadways. They broom the roadways and we were not satisfied with the results. The original invoice was for \$3,080.00, which they have reduced by \$750.00. A motion was made by James and seconded by Fred that we pay the reduced invoice of \$2,330.00. The motion passed.

VII. Roads Report/Discussion - Rich Klatt

- The Timber Ridge Roadway Master Plan (RMP) progress to date was discussed. Sections of Timber Ridge roadways have been completely replaced, and about a third of the roadways have been chip sealed. The consensus of the board was that presently our roadways are in a good condition. Repaving the peripheral roadway's (Forest Dr., Trailwood Dr., Deerwood Rd. and Ridgewood Dr.) possibly should be the next projects to be completed. Rich will estimate the cost of those projects for the February meeting. Rich indicated that a copy of the RMP is on our web site.

VIII. Activities Committee Liaison Report

- **Post-Christmas Party** was well attended with a total of 65 residents at Norwood Pines Super Club. Generally, board members were satisfied with the food. (no more scratch cards for awarding the door prizes).
- **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.
- **Other Social Activities** suggested were spring cleanup, family movie night and pool parties. Other activities, snowmobiling and bicycling.

IX. Website/Media Report – No report.

X. Old Business

- **Goals and Objectives for 2020-21:**
 - a) It has been difficult to obtain financial information about managing and operating a swimming pool. Allowing the golf course to continue managing was 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. Board members would like to see some improvements to the bath house such as interior painting, which could be done as in-kind service by Timber Ridge residents.
- **Bear Skin Trail Access** – Needs input from Pat Van Hefty.

- **Bear Skin Trail access from Lot 371** – Too many liability concerns with a trail on private property, but will continue investigating the additional liability cost for a public path on private property.
- **Timber Ridge resident interest survey** – Mark will have a report for the February meeting.
- **Trash pickup on a single day** – James had obtained a proposal from Lakeland Disposal for \$23/household/month. The fee would be assessed to every improved lot in Timber Ridge. It is estimated that there are 223 homes in Timber Ridge. The yearly fee would be \$61,548.00 (223 x 12 x \$23.00 = \$61,548). An additional proposal may be provided. Item was tabled until the February meeting.

XI. New Business

- **Hunting in Timber Ridge** - Some residents are concerned about the safety of hunting in Timber Ridge. A motion was made by Jodi and seconded by Mark to prohibit hunting in Timber Ridge. The motion was approved.

XII. Next Meeting Date – The February meeting will be February 17th at James Patterson’s home at 7413 Deerwood Dr. The meeting will begin at 6:00 PM. Tentatively, the March meeting will be March 10th and the April meeting will be April 28th.

Adjournment – A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 8:34 PM.

Respectfully submitted,



Rich Klatt
Secretary/Treasurer

Timber Ridge Property Owners Association

Declaration of Protective Covenants, Standards and Land Use Restrictions for Timber Ridge

Proposed Amendment

Add a New Section 5 to Article VII

ARTICLE VII DESIGN REVIEW BOARD

Section 5. Projects Subject to Design Review. The following Property Alteration Projects need to be submitted to the DRB for approval:

1. New Construction of a Living Unit (an application fee is required)
2. Major Site Alteration (an application fee is required):
 - Adding an addition to the current living unit
 - The construction of a deck on the property
 - The construction of a shed on the property (*Article VIII, Section 7, Page 15*)
 - The construction of a dog kennel on the property (*Article VIII, Section 8, Page 16*)
3. Minor Site Alteration:
 - Altering the exterior color of the living unit/shed (*Article VII, Section 6, Page 12*)
 - Installing an alternate energy source (*Article VIII, Section 8, Page 16*)
 - Installing a swing set (*Article VIII, Section 8, Page 16*)
 - Installing an arial or satellite dish (*Article VIII, Section 9, Page 16*)
4. Landscaping Projects (an application fee is required):
 - Installation of a swimming pool
 - Altering more than 1/4 of the area of the property (*Article VIII, Section 8, Page 16*)
 - Installation of fencing (*Article VIII, Section 7, Page 15*)
 - Installation of screening material (*Article VIII, Section 7, Page 15*)
5. Tree Removal (*Article IX, Section 10, Page 18*)

Renumber Section 5 through 11 as Section 6 through 12