

Timber Ridge Property Owners Association, Inc. (TRPOA)

ANNUAL MEETING MINUTES

TRPOA, Inc. Annual Membership Meeting

9:00 AM – Saturday, June 26, 2021

Timber Ridge Golf Course Clubhouse

I. **Parliamentary Procedures** – President Jeff Selgren called the meeting to order at 9:10 AM. Thirty-Three (33) property owners registered their attendance. Others, not registered, were in attendance.

II. **Introduction of Incumbent Board of Directors**

III. **Approval of Minutes from the June 27, 2020 Annual Meeting** – A motion was made by Fred Miller and seconded by Jon Stadler to approve the June 27, 2020 Annual Meeting Minutes as printed except for one typo error. The minutes were approved.

IV. **Previous Business:**

A. **President's Annual Report** – Jeff Selgren welcomed all the property owners in attendance at the meeting. He explained that the meeting will follow the agenda as was included in the annual meeting packet. Jeff pointed out that there would be a time for resident comments and questions during the open forum. Jeff reviewed some of the accomplishments from the preceding fiscal year as follows:

- Recently Pitlik & Wick filled the roadway potholes; and
- New Welcome to Timber Ridge sign was installed at the Bear Skin Trail.

Jeff stated that the annual lot assessments were increased by \$25 for improved lots. With the hope of a new year without COVID 19 restrictions, social activities are being planned for this year. Jeff also thanked two outgoing board members, John Nemcek and Pat Van Hefty, for their service as board members. He identified the need for all drivers to obey the 25 mph speed limit on all roadways within Timber Ridge.

B. **Activities Committee Report** – George Nelson

- May 6 **Timber Ridge Cleanup** was conducted without a lot of fanfare in May, and a few residents participated. Next year it was suggested that a lunch be provided for the participants following the trash pickup. Another suggestion was the cleanup occur on earth day, which next year falls on Friday, April 22nd.
- May 21-24 **Timber Ridge Garage Sale**, per Fred Miller, had 24 participants this year. It was suggested that an ad be placed in the Lakeland Times for all future garage sales. Another suggestion was that a map be provided showing the location and address of each garage sale as had been done in the past.
- A potential **August Timber Ridge Garage Sale** was discussed, and the consensus of the property owners was that we should proceed. Friday and Saturday, August 20 and 21, were chosen for the August garage sale.
- **Other Timber Ridge Social Activities** - Planning for the following social activities is moving forward:
 - (a) Pool Party from Noon to 4:00 PM on July 10th;
 - (b) Christmas party potentially at Norwood Pines on a Friday or Saturday night in December; and

- (c) Establish a gardening club for Timber Ridge residents where gardening ideas can be exchanged. If interested please contact or email Susan Lansdown salansdown@gmail.com

V. New Business

A. Guest Speaker

Jerry Collins, the golf course professional, was unable to attend the meeting but Jeff Selgren provided with his comments; and they were as follows:

- The golf course was open on April 9th;
- The golf course had some irrigation issues that have been fixed early this year;
- Jerry is asking that non-golfers stay off the golf course, including the cart paths, for safety reasons; the cart paths are not the way to walk to the pool;
- Initially, when the pool was opened, the pool cleaner was not working, which resulted in debris collecting the deep end of the pool. The pool cleaner has been replaced;
- New pool umbrellas were purchased this year; and
- The restaurant will not be open this year. Only the bar will be open. Jerry's wife is handling the bar service.

There was some concern from residents concerning the condition of the pool and rest room facilities. The rest room facilities need to be refurbished and some of the toilet stall door locks need to be fixed or replaced.

B. 20-Year Roadway Master Plan Update - Rich Klatt

Rich briefly reviewed the history of the 20-year master roadway plan.

- The Roadway Master Plan (RMP), which was developed by MSA Professional Services and approved at the 2015 Annual Meeting, is summarized below:
 - Improvement options included:
 - A chip seal which lasts 6 to 8 years and costs \$18,000/mile;
 - An asphalt overlay which lasts 12-20 years and costs \$90,000/mile; and
 - A complete reconstruction which will last over 20 years and cost \$180,000/mile.

- Estimated cost of approved roadway master plan was:

<u>Method</u>	<u>Estimated Cost</u>
Crack sealing and maintenance	\$48,000
Chip seal	\$103,400
Overlay	\$516,500
Complete reconstruction	<u>\$50,000</u>
Total	\$718,300

- Work Completed to date:
 - 2016-Reconstruction of Golfway Ct. & Birchwood Ct., \$39,427;
 - 2017-No work;
 - 2018-Chip Seal, \$54,218;
 - 2019-Reconstruction of Timber Ridge Road, \$57,191.
 - 2020-No work;
 - 2021-No work; and

- 2022-To be determined.
- Roadway Master Plan financing:

Roadway Master Plan

Year	Project	Completed To Date			Per Lot	Assessed To Date		Balance
		Chip Sealing	Overlay	Recon-struction		Lots Assessed	Assessed	
2016	Golfway & Birchwood Cts.			\$39,427.00	\$0.00	0	\$0.00	-\$39,427.00
2017					\$90.00	419	\$37,710.00	-\$1,717.00
2018	various roads	\$54,218.00			\$90.00	419	\$37,710.00	-\$18,225.00
2019	Timber Ridge Rd.			\$57,191.00	\$90.00	419	\$37,710.00	-\$37,706.00
2020					\$90.00	419	\$37,710.00	\$4.00
2021					\$90.00	419	\$37,710.00	\$37,714.00
	Totals	\$54,218.00	\$0.00	\$96,618.00	\$450.00		\$188,550.00	
2022					\$90.00	419	\$37,710.00	\$75,424.00
2023					\$90.00	419	\$37,710.00	\$113,134.00

Master Plan Completed To Date= \$150,836.00

C. Treasurer’s Report – Rich Klatt reported that the TRPOA bank account statement indicates, as of June 23, 2021, a balance of \$146,308.79 in the checking account and \$80,386.22 in a money market account. Both accounts total \$226,695.01.

D. 2021/2022 Budget Review – Rich Klatt

The proposed 2021/2022 annual budget was included in the annual meeting packet. Rich discussed some items in that budget that were different from previous budgets. The additional revenue from the \$25 per lot assessment on improved lots will generate revenue \$5,350. One additional income item was the access lease to Timber Ridge Road for the cell tower was \$1,000. That is an annual fee for the next 14 years so that the cell tower property can have access to Timber Ridge Road.

Roadway Mowing/Spring Cleanup: Annually the golf course is contracted to clean all the roadways following the winter in Timber Ridge (8.3 miles). The cost is about \$1,400. The golf course also is contracted (\$525 per mowing) to mow roadway edges (two-feet wide) when requested. Four mowing’s, June, July, August and September are planned this year.

E. Ballot Results, 2021/2022 Budget, Board Members and Proposed Covenant Changes

The ballot results are illustrated in the table below.

Grand Total Votes	Proxy Cards Returned Total Votes	Proposed Budget			Bd. of Directors			Absentee Proxy		
		Yes	NO	Ab-stain	Jodi Doolittle	George Nelson	James Patterson	Yes	No	Ab-stain
643	362.0	320.0	2.0	18.0	341.0	341.0	362.0	186.0	110.5	14.0
Percentage	100%	88%	1%	5%	94%	94%	100%	51%	31%	4%
Quorum=	56%									

Amendment #1			Amendment #2			Amendment #3			Amendment #4		
Yes	NO	Ab-stain	Yes	NO	Ab-stain	Yes	NO	Ab-stain	Yes	NO	Ab-stain
235.5	82.0	4.0	324.0	17.0	5.0	318.0	22.0	9.0	324.0	16.0	4.0
65%	23%	1%	90%	5%	1%	88%	6%	2%	90%	4%	1%

Amendment #5			Amendment #6			Amendment #7			Amendment #8		
Yes	NO	Ab-stain	Yes	NO	Ab-stain	Yes	No	Ab-stain	Yes	No	Ab-stain
316.5	20.5	12.0	320.5	22.5	8.0	313.5	18.5	15.0	313.5	13.0	14.0
87%	6%	3%	89%	6%	2%	87%	5%	4%	87%	4%	4%

VI. Open Membership Forum

- Jeff Conner gave a Timber Ridge property sales update from 06/2020 through 06/2021 as follows:
 - Six (6) condos, ranging from \$160,000 to \$310,000. Median sales price \$230,500;
 - Seventeen (17) homes, Ranging from \$228,500 to \$400,000. Median sales price \$289,760;
 - Eighteen (18) vacant lots sold (through MLS), ranging from \$8,000 to \$35,000. Median sales price \$16,500; and
 - Current active listing is one for \$550,000;
 - There are 18 vacant lots listed on MLS ranging from \$14,500 to \$33,500.

- Gene Rozmenoski would like to see roadway shoulders mowed wider than the present two feet. He asked the cost and how often the shoulders are mowed? Rich Klatt responded that they budgeted this year for four mowing's at a cost of \$525 for each mowing.
- Dean Musbach stated the trees are encroaching upon the roadways and need to be redone. It was stated that tree growth was removed about five years ago. Chelsea Schwertfeger said that every five years was not often enough.
- Fred Miller indicated that the board has been increased recently and that there is an increased opportunity to be part of the Timber Ridge board.
- Bob Alfano feels that residents that do not use the pool should not have to pay for the operation of the pool.
- Howard Honig is concerned about not having an emergency entrance/exit from Timber Ridge.
- 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. Better to have the golf course continuing to own the pool and accept the liability.
- Concern was mentioned about dog walkers not picking up dog poop from their dog.
- Centerline marking is needed on Timber Ridge Rd. to improve safety.
- Nancy Johansmann told of a recent incident that happened at her home late at night. Someone was pounding at their front door at 1:30 AM, they investigated and a little time later the pounding returned. This time Gary greeted them with a revolver is hand ready to defend his home. They drove away, and the Johansmann's called 911. The two vandals were later caught, and it was a 19-year old boy and 17-year-old girl who live in Timber Ridge.
- The incident told by Nancy prompted discussion about security within Timber Ridge. Security cameras including door bells that record anything moving around a front door.
- Mark Kujawa said he favors having a pool even though he does not use the pool, because it increases the value of property. Mark also voiced his concern about roadway edges, since it would remove the habitat that attracts Monarch Butterflies.
- Jodi Doolittle said she has owned an in ground swimming pool and that there is a considerable cost and time involved to maintain a pool. Jodi would like to see the pool locker room facilities refurbished.
- Jeff Selgren discussed having an August garage sale if there were a sufficient interest in doing so. By a show of hands there was a significant interest, and the August garage will be August 20 and 21.
- Jack Ottinger asked how we are going to enforce a 25 mph speed limit. Jeff responded that identified speeders will receive letters asking the speeders to obey our speed limit.

VII. Waiver of Dues Drawing

Lot 196, Fred and Bev Melms, was drawn, and they will receive a free lot assessment for year 2022.

VIII. **Adjournment** – A motion was made by Gary Johansmann and seconded by Fred Miller that the annual meeting be adjourned. The motion was passed. The president adjourned the meeting at 10:36 AM.

Respectfully submitted,

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

Rich Klatt, Secretary/Treasurer

DRAFT