

Timber Ridge Property Owners' Association, Inc.
Thursday, October 21, 2021
At the home of Rich Klatt, 7540 Golfview Court, 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, Jodi Nasi Doolittle, Paul Weeks, Mark Kujawa and George Nelson. Also attending the meeting was Curt Christensen.

II. Approval of Agenda –A motion was made by Fred and seconded by Paul to approve the October 16th agenda. The motion passed unanimously.

III. Approval of Minutes – A motion was made by Paul and seconded by George to approve the September 23, 2021 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- George indicated that he and Mark have discussed the subject of climate change and what interest there may be with Timber Ridge residents. The thought would be to have presentations concerning climate change in the Northwoods if there is an adequate interest. Those presentations could be in person and/or via Zoom. Mark will be working on a general resident interest survey on this subject and other interests.
- Deer culling could be an area that residents would have an interest both pro and con. Other subjects could include forest fire abatement, social activities, common interests groups, etc.
- Rich indicated that he would send out an email stating that Timber Ridge would follow Town of Minocqua requirements for Halloween. *Secretary's note: The email concerning Halloween was sent on Friday, October 22nd.*
- A future secretary/treasurer succession plan is needed to prepare and inform a new person to understand the duties and responsibility of the TRPOA secretary/treasurer. Rich will prepare such a plan that will include the job description and time frame for implementing the duties of the secretary/treasurer. The goal will be to provide a draft plan by the January board meeting.

V. Design Review Board (DRB) – Curt Christensen submitted a written report prior to the meeting and was in attendance to discuss Timber Ridge's requirements for the minimum square footage for homes in Timber Ridge. A number of Timber Ridge residents have stated their concern over the "double wide" house that is being built at 7424 Forest Drive. Our covenants state: "Section 1. Size of the Living Unit. One story homes (single family dwellings) shall have a minimum enclosed living area of at least 1400 square feet. Bi-level and tri-level homes (single family dwellings) shall have a minimum enclosed living area of at least 1400 square feet." In the discussion that follow, the two main items were:

- The size of the living unit, was that of the outside dimensions or the individual rooms, hallways, etc. summed together: and
- That 1,400 square feet may not be adequate as the minimum square footage, possibly it should be a minimum of 1,600 square feet.

Curt will draft recommended changes in the covenants pertaining defining the size of the living unit and minimum square footage.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of October 19, 2021, a balance of \$134,071.53 in the checking account and \$80,388.90 in a money market account. Both accounts total \$214,460.43.
- Significant expenses from September 23, 2021 to October 19, 2021 were as follows:
 - a) \$1,266.00 to Foley’s Tree Service 50% down payment to proceed with tree removal;
 - b) \$240.00 to Robert Merz for sign rental refund;
 - c) \$630.00 to Peterson Metz for preparing 2020-21 income tax return;
 - d) \$1,582.50 to Foley’s Tree Service for roadway tree removal;
 - e) \$5,174.00 to Auto-Owners Insurance for our yearly liability insurance; and
 - f) \$9,165.00 to Pitlik & Wick, Inc. for asphalt paving on Ridgewood Road.
- **Property Foreclosures:** Rich had reported that he and Paul Weeks met with our attorney, John Houlihan, on August 30th to discuss the foreclosure procedure. 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. That step has not been completed by our attorney.

VII. Roads Report/Discussion - Rich Klatt

- Rich stated that Pitlik and Wick has completed the replacement of 112 ft. of asphalt pavement on Ridgewood Road. The placement of a two foot top soil shoulder along Timber Ridge Road from Forest Avenue to Fairway Lane has not been scheduled to date. The contract was signed in 2020 and the consensus of the board was to cancel the contract and seek other solutions to the low shoulders next year. *Secretary’s note: An email was sent to Matt Gaulke with Pitlik & Wick on Friday, October 22 canceling the Timber Ridge Road low shoulder project.*

VIII. Activities Committee Liaison Report

- **A Christmas Party** is scheduled for Thursday, December 16th at Norwood Pines. The party was previously scheduled for Friday, December 11th. To have a private party in Norwood Pines back room on a Friday or Saturday night, the restaurant wanted a \$5,000 guarantee. A guarantee is not required on a week night to reserve the back room. Information for the Christmas party along with a signup sheet was included in the fall newsletter.
- **Gourmet Dinner Group** - Rich reported that to date five residents have responded that they are interested in being part of a gourmet dinner group.

IX. Website/Media Report – Fred and Jodi said that both the web site and our Facebook page are having good responses.

X. Old Business

- **Goals and Objectives for 2020-21:**
 - a) A meeting will be scheduled for the swimming pool committee prior to the November meeting.
- **Bear Skin Trail Access** – Needs input from Pat Van Hefty.
- **Timber Ridge History Committee** – No report
- **Bear Skin Trail access from Lot 371** – Too many liability concerns with a trail on private property. A trail across Lot 371 will be investigated further.

- **Timber Ridge resident interest survey** – Mark and Fred will be developing a survey to obtain the interests of Timber Ridge residents.
- **Trash pickup on a single day** – James was not at the meeting, and item will be tabled until the November meeting.

XI. New Business – No new business

XII. Next Meeting Date – The November meeting will be November 18th at Jeff Selgren’s home, 10148 Ridgewood Drive. The meeting will begin at 6:00 PM. There will be no board meeting in December. Let’s all attend the Christmas Party on December 16th.

Adjournment – A motion was made by Paul and seconded by Jodi to adjourn the meeting. The meeting was adjourned at 7:49 PM.

Respectfully submitted,



Rich Klatt
Secretary/Treasurer