

Timber Ridge Property Owners' Association, Inc.
Board Meeting Minutes
Wednesday, April 19, 2023
At Hazelhurst Town Hallⁱ (1)

- I. **Roll Call** - The meeting was called to order by President Jodi Nasi at 6:02 PM. Members present were Rich Klatt, James Patterson, Paul Weeks, Mark Kujawa, Chris Clabots and Fred Miller. Guests: Martha Weeks, Nancy Klatt, Diana Maki, Steve Strait and Jack Ottinger.
- II. **Approval of Agenda** – Rich requested an additional item “Proposed 2023-24 Budget.” 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 February 16, 2023 board meeting minutes. The motion passed unanimously.
- IV. **Review Snow Removal, 2022-23** –Jodi sought comments and their comments follow:
- Diana was concerned about the timeliness of the snow removal. It needs to be completed early so residents can drive to work. By noon the roads were still not plowed.
 - James indicated that the roads were not plowed wide enough. Shade on the roadway was not allowing the snow to melt. Chris suggested that the vegetation removal project extend to five feet from the edge of the roadway to provide more room to pile snow.
 - Fred was also concerned about the width of the shoulder for providing room for plowed snow.
 - Jodi was asking if Fuhrman had sufficient and adequate equipment for plowing the roads.
 - Fred has talked to other potential snow blowers but has not had much success. Rich indicated that Lane Kelk, Kelk Land Improvement (715-892-7080) had called him on Tuesday stating he was interested in bidding on our snow removal contract.
 - Steve said that 95% of our mail boxes are on the same side of the roadways and Fuhrman first plows snow against the mail boxes. Steve suggested that the snow should be plowed first to the opposite side of the roadways, then the mailboxes. Also, snow is plowed in a straight line after going past a mailbox. The plow operator should plow further to the right to provide a wider plowed roadway.
 - Steve was also indicated that the plow contractor should begin plowing earlier when a large snow fall is predicted.
 - Steve is also concerned about the Timber Ridge Property Owners Association (TRPOA) being liable for damages if there would be a medical emergency and emergency vehicles were unable to access Timber Ridge in a timely matter.
 - Jodi would like Rick Fuhrman to attend our town hall meeting in May.
 - Mark suggest that we need to work with our snow removal contractor to tell them what our snow plowing expectations are.
 - Diana stated that the board needs to communicate with the residents what are our snow plowing expectations. Rich will provide what the boards snowplowing expectations are in the fall newsletter.

- Jack feels that Fuhrman does not do a good job plowing our roads.
- Steve will communicate with the board what his snow plowing expectations are.

Dave, Rich and others will meet with Rick Fuhrman to discuss the snow removal expectations.

V. Open Forum

- Steve is concerned that we are not enforcing our covenants. He was advised that he needs to communicate to the board his specific concerns.
- Jodi will not be purchasing and maintaining the gatehouse flowers this year. Diana said that she and others would water the flowers. James suggested buying the flowers from a fund raiser for MHLT.

VI. Swimming Pool Contract – The pool contract has been paid for this year (\$27,285.25). The new contract has been completed, but awaiting to see who will own the pool in 2024, so we can negotiate a contract.

VII. Design Review Board (DRB) – The DRB chairperson, Curt Christensen had submitted a written report prior to the meeting.

VIII. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of April 15, 2023, a balance of \$218,675.12 in the checking account and \$80,471.42 in a money market account. Both accounts total \$299,146.54.
- Significant expenses from February 14, 2022 to April 15, 2023 were as follows:
 - \$479.80 to HP for a new printer;
 - \$850.00 to Rich Klatt for secretary/treasurer services for March and April; and
 - \$130.63 to Steve Pribis for maintenance.
- **Property Foreclosures** – The minimum title commitments have been completed by Oneida Title and have been received by John Houlihan's office.

IX. Roads Report/Discussion - Rich Klatt

- **Roadway Spring Cleanup** -- Rich has contracted Jerry Collins about having the golf course perform the roadway spring cleanup. That would consist of plowing the sand and gravel that has accumulated on the roadways this winter.
- **Improvements for 2023** -- Potholes from last year's Pitlik & Wick contact will be completed this year. Additional roadway repairs will be located and repaired.
- **Roadside Vegetation Removal** -- Additional roads will be contracted for vegetation removal. Last year the roadways that were completed were cleared to 2 feet from the edge of the roadway. Chris feels that the distance cleared should be 5 feet to provide additional room for snow removal and reduce the shade on the roadways that hamper snow melting.
- **Roadway Master Plan** – Rich presented a Roadway Master Plan (RMP) that summarizes RMP projects to date and the estimated cost for future RMP projects.

X. 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 socials will be discussed at the annual meeting.

XI. Web Site/Media Report – Fred stated that about 230 hits were recorded last month on our web site. Some hits were from people outside of the US.

XII. Old Business -- Welcome Letter – Fred and Rich have completed the welcome letter and it is out for board review.

XIII. New Business

- **Board Nominations** – The board terms of Jodi, James, George and Mark will end on June 30, 2023. Mark has submitted his nomination paper and Rich anticipates that George Nelson will submit his nomination paper. George also requested to now be reinstated to the board. The consensus of the board is that he wait until after the annual meeting. George can attend the next two board meetings as a guest.
- **Proposed 2023-24 Budget** – The budget was distributed to the board prior to the meeting. Concern was expressed that we fund adequately all the items. Of particular concern was snowplowing and sanding. It appears that snow removal expectations will be higher than in the past, which will require additional funding. The budget discussion prompted Jack to ask as to when the different assessments on improved and unimproved lots began. Rich answered two years ago. Jack felt that everybody should be assessed the same amount. That apparently was also the consensus of the present board. A motion was made by Chris and seconded by Paul “That the lot assessment fee be the same for all lots beginning in 2024.” The motion passed. Jack was also concerned about the Timber Ridge property owners contributing funds for improvements to the pool. He felt that this as the responsibility of the golf course.

XIV. Next Meeting Date – The May board meeting will be held at the Timber Ridge Golf Club House on May 18th at 6:00 PM. This meeting will be a “Town Hall” meeting providing property owners an opportunity to express their concerns and questions prior to the Annual Meeting on June 24.

XV. Adjournment –The meeting was adjourned at 8:03 PM.

Respectfully submitted,



Rich Klatt
Secretary/Treasurer

ⁱ 1. Secretary’s Note: The April TRPOA board meeting was held at the Hazelhurst Town Hall to accommodate guests.