

Timber Ridge Property Owners' Association, Inc.
Board Meeting Minutes
Thursday, July 20, 2023
At Timber Ridge Club House

- I. **Roll Call** - The meeting was called to order by Secretary/Treasurer Rich Klatt at 6:04 PM. Members present were Rich Klatt, Paul Weeks, Mark Kujawa, Fred Miller, George Nelson, Pat Van Hefty and Dean Musbach. Guests: Larry & Barbara Felsecker, Betty Schneider and Marjorie Musbach.
- II. **Approval of Agenda** – A motion was made by George and seconded by Chris to approve the agenda. The motion passed unanimously.
- III. **Approval of Minutes** – A motion was made by Paul and seconded by Fred to approve the June 15, 2023 board meeting minutes. The motion passed unanimously.

IV. **Open Forum**

- Betty Schneider is concerned that property owners who do not use the swimming pool have to contribute to the cost to lease the pool from the golf course. She understands that \$28,000 is budgeted for the pool next year. She feels that the majority of the Timber Ridge property owners are not in favor of paying for the pool via the lot assessment. Mark indicated that the recent owner's survey showed that 80 to 85% of those responding to the survey are in favor of the pool.
- Barbara Felsecker asked if TRPOA will pay for the improvements for the circular driveway that serves their condo. She was advised that expense would be the responsibility of their condo association.
- Betty was also concerned about a dead tree that is in the out lot behind her home. She was advised that members of the board would observe the tree to see if TRPOA would remove the tree. She will be advised by phone (715-356-1133) as to our decision.
- Dean is concerned about the vegetation growth near roadway edges especially along the perimeter roadway. He would like to be involved with locating these areas so that they can be trimmed.
- Fred would like board members to contact him in regards as to the contact information they would like to be posted on our web site.

V. **Election of Officers**

The results of the election of officers are as follows:

President – Mark Kujawa

Vice-President – Paul Weeks

Secretary/Treasurer – Rich Klatt

Fred Miller was appointed as the interim Design Review Board Chairman. Paul Weeks, Pat Van Hefty and George Nelson were also appointed to the committee. At this point in the meeting, Mark took over chairing the meeting discussion.

VI. Design Review Board (DRB) – Fred provided a written report prior to the meeting.

VII. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of July 19, 2023, a balance of \$200,939.53 in the checking account and \$80,511.55 in a money market account. Both accounts total \$281,451.08.
- Significant expenses from June 14 to July 19, 2023 were as follows:
 - \$166.00 to the Postmaster for yearly PO box rental;
 - \$768.15 to Steve Pribis for maintenance on roadway edge mowing;
 - \$1,675.00 to Rynders for portion of the spring cleanup;
 - \$903.00 to Markel Insurance for worker's compensation insurance; and
 - \$850.00 to Rich Klatt for secretarial/treasurer services for July.
- A number of property owners are past due for their lot assessment. Our attorney's office is preparing letters to property owners stating that a lien will be placed on their property if they do not pay their lot assessment within two weeks. *Secretary's Note: The letters have been mailed and as of July 27th three property owners have payed their outstanding fees.*

VIII. Roads Report/Discussion - Rich Klatt

- **Snow Removal Contract** – A five year contract has been signed by both Rynders and TRPOA, Inc.
- **Roadway Improvements 2023-24** – TRPOA has requested from MSA Consulting Engineers a proposal to prepare specifications and a cost estimate to overlay Timber Ridge Road from Forest Dr. to Trailwood Dr. A request for price quotes for overlaying Timber Ridge Road will be issued in January or February next year (2024).
- **Dead Tree Removal within the Roadway Right-of-Way** – Fred and Rich will survey our roadway system and will have a recommended program within about two weeks. Dean will also be involved in locating areas for vegetation removal.

IX. Activities Committee Liaison Report

- **Late Summer Garage Sale** – The garage sale will be August 25 and 26th.
- **Christmas Party** – George stated they are looking for a restaurant and may go to a buffet to reduce the cost.

X. Web Site/Media Report – Fred stated that there was nothing new to report.

XI. Old Business

- **Swimming Pool Agreement** – Rich has sent the pool agreement to John Houlihan for his review. The golf course is in the process of changing ownerships so we should wait for that to be finalized before we negotiate the new pool contract with the owner. A motion was made by Dean and seconded by Paul to further review the swimming pool contract. Mark appointed Fred as the chair. Members of the committee will be Paul, Dean, Margie Musbach, Rich and George.

- **Short-Term Home Rentals** – Mark has gathered information from the Oneida County, and the Towns of Minocqua and Hazelhurst concerning their requirements for short-term home rentals. The Ad Hoc committee will have a recommendation by the August board meeting.

XII. New Business

- **Covenant Updates** – The covenants need to be updated periodically to reflect changing times. All board members are being asked to review the covenants and recommend changes prior to the August board meeting. It was suggested that TRPOA could file the covenant changes directly to Oneida County to save on legal fees and to have the process progress more quickly. We should also solicit property owners regarding their recommendations to the covenants via our web site and an email message.

XIII. Next Meeting Date – The August board meeting will be held at the Timber Ridge Golf Club House on August 17th at 6:00 PM. Rich will make the arrangements with Jerry Collins.

XIV. Adjournment –A motion was made by Paul and seconded by Dean to adjourn the meeting. The motion passed. The meeting was adjourned at 8:04 PM.

Respectfully submitted,



Rich Klatt
Secretary/Treasurer