

**Timber Ridge Property Owners' Association, Inc.**  
**Thursday, March 11, 2021**  
**At the home of Jodi Doolittle, 7388 Pine Grove Cir.**

- I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:17 PM. Members present were Jeff Selgren, Rich Klatt, John Nemcek, Fred Miller, Paul Weeks, Jodi Doolittle and George Nelson. Curt Christensen was also in attendance.
- II. Approval of Agenda** –A motion was made by Paul and seconded by Jodi to approve the Agenda. The motion passed unanimously.
- III. Approval of Minutes** – A motion was made by George and seconded by John to approve the February 18, 2021 board meeting minutes. The motion passed unanimously.
- IV. Open Forum –**
- Rich mentioned that we have had a problem with snow blocking the entrance to our storage unit at MGM Storage. Caroline from Petersen Mertz manages MGM Storage for the owner. Rich contacted Caroline and told her that we needed to access the storage unit on March 9<sup>th</sup> to obtain the weight limit signs. The snow was removed prior to Tuesday. We now rent the garage from MGM for \$660 per year. A smaller storage unit 12' x 10'8" could be rented from Blue Sky Storage for \$480 annually. That unit will be investigated for next year.
  - Curt presented an idea to purchase two lots, Lot 396 at the end of Woodgate Place and Lot 369 at the end of Knollwood Trail to provide paths to the Bear Skin Trail for bicyclists, pedestrians and snowmobilers. Fred and Curt will talk to Pat Van Hefty about the idea.
- V. Design Review Board (DRB) – Curt Christensen**  
Curt had emailed a written report to the board prior to the meeting.
- The owner of Lot 371 is asking if the DRB would approve the use of vertical steel siding that looks like wood. Lot 371 is located on Knollwood Dr. and has "access" to the Bear Skin Trail. The owner is planning on building in about two years. The DRB will respond to the siding request this month.
  - Curt is requesting a modification in the house plan submittal process to include a pdf of the house plans. *See discussion below*
- VI. Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of March 9, 2021, a balance of \$163,743.00 in the checking account and \$80,384.20 in a money market account. Both accounts total \$244,127.20.
  - Significant expenses from February 18, 2021 to March 9, 2021 were as follows:
    - a) \$174.74 to George Nelson for Easter decorations for the gate house; and
    - b) \$3,125.00 to Pitlik & Wick for the thermoplastic patch on Timber Ridge Road at the Bear Skin Trail.
  - Jeff and Rich met with our attorney, John Houlihan, on February 25, 2021 to discuss several legal issues as follows:

- a) Could the board foreclose on a property during the pandemic? The answer was yes;
- b) Discussed the four letters that were sent to the lot owners that owed in excess of \$1,000. At the time of the meeting we had heard from Stengel and Zawiskowski, and they had sent checks of \$300 and \$200, respectively. It was decided that John Houlihan would mail letters to both stating the conditions of making timely payments until the balance is paid. Those letters were mailed on March 2, 2021. To date no response. It was asked if the letters were sent as certified letters, and they were not.
- c) What is the status of the bank foreclosure on Anne Katte? John Houlihan said the case of the foreclosure had been dismissed. Houlihan said that we should wait another 30 days to respond with a letter to Anne Katte.
- d) What is the status of the covenant changes approved by our membership at the 2020 annual meeting? The document was resubmitted to the Oneida County of Register of Deeds, but the document has not been recorded to date.
- e) It was discussed that the response time for legal opinions has not been timely. A better effort will be made by Houlihan's office to address our concerns and questions.
- f) Will procedure changes by the DRB need approval from TRPOA? For the most part they need to be approved by TRPOA. If questionable, contact John Houlihan.
- Rich reported that since the meeting with Houlihan, a check for \$910.25 was received from Ted and Amanda Kuiper (Lot 155). Prior to receiving the check, a late penalty was assessed (\$91.03) to Lot 155. The consensus of the board was that late penalty be removed.
  - The covenants committee recommendations, an agenda item, was discussed. Comments and approval concerning the recommended revisions are as follows:
    - a) **Proposed Amendment 1**, which provides a definition of a finished driveway. – A motion was made by Rich and seconded by George to approve the Proposed Amendment 1. The amendment was approved.
    - b) **Proposed Amendment 2**, removes the need for a setback from the right-of-way line for a split rail fence. It also increases the allowable height of a garden fence from four feet to eight feet. A motion was made by Rich and seconded by Fred to approve the Proposed Amendment 2. The amendment was approved
    - c) **Proposed Amendment 3**, removes the need for an arborist opinion in order to remove a tree(s). A motion was made by Rich and seconded by Jodi to approve the Proposed Amendment 3. The amendment was approved.
    - d) **Proposed Amendment 4**, removes the requirement for the installation of a yard light and adds that any lights not attached to a home will need the approval of the DRB. A motion was made by Rich and seconded by Paul to approve the Proposed Amendment 4. The amendment was approved.
    - e) **Proposed Amendment 5** – Again, we discussed extensively covered storage trailers and campers in driveways. The consensus was that we were not going to change this covenant provision other than allowing more than one car, personal watercraft and AVT/UTV to be parked on a finished driveway. A motion was made by Rich and seconded by Paul to approve the Proposed Amendment 5. The amendment was approved. *The agreed upon amendment is attached to these minutes.*
    - f) **Proposed Amendment 6**, suggests that parking of vehicles on roadways is generally discouraged. The text of this provision was modified from what was provided prior to the meeting. A motion was made John and seconded by Rich to approve a modified provision in regards to vehicle parking on roadways. The amendment was approved. *The agreed upon amendment is attached to these minutes.*

g) **Proposed Amendment 7** modifies the submittal requirements to the DRB for building plans. It adds that a pdf of the plans must be submitted and reduces the number of scaled paper plans from two to one set of plans. Curt will provide the proposed changes in Article VII. *The proposed Amendment 7 is attached to these minutes.*

- **Preliminary 2021-22 Budget** - Rich stated that the associated dues income was increased to reflect the increase in the lot assessment for improved lots. The lot assessment was increased by \$25 to \$300 per year. To balance the budget, \$43,690 was budgeted for the road replacement fund. The motion was approved. Fred made a motion and Paul seconded it to approve the 2021-22 budget as presented. Some were concerned that we were not spending our money on the Roadway Mater Plan when we have the funds in our bank account. Rich said there is price advantage for having larger projects, and we should wait to we have accumulated sufficient funds to seek bids.

#### **VII. Roads Report/Discussion** - Rich Klatt

- Rich stated that he had talked to Matt Gaulke from Pitlik & Wick about last year's patching and shoulder work that was done. Matt indicated that both of those projects would be done early in this year's construction season. Rich told Matt that we also have money budgeted next year (this year's construction) for asphalt patching, and Rich told Matt that he would want that additionally done along with last year's project. Rich and Matt will investigate together the additional locations this spring.
- Paul requested that a 4-way stop be installed at the intersection of Timber Ridge Road and Trailwood Drive/Fairway Lane. Paul indicated that the sight distance is inadequate for southbound traffic looking east due to vegetation on the northwest corner. A motion was made by Fred to install stop signs on Timber Ridge Road. Nobody seconded the motion, so the motion was not approved.

**VIII. Activities Committee Liaison Report** – John and Jeff will meet to plan the spring cleanup (May 8<sup>th</sup>) prior to the April board meeting. Fred and George are moving forward with their plans for the spring garage sale on Friday and Saturday, May 21<sup>st</sup> and 22<sup>nd</sup>

**IX. Website/Media Report** – Fred said that he has been updating the pictures on the web page.

#### **X. Old Business**

- **Timber Ridge Entrance Committee** – Easter decorations, including an Easter bunny, have been installed by George in the gatehouse.
- **Pedestrian/Bike Trail on Southside of Timber Ridge Rd.** – See discussion above in the open forum.
- **Goals and Objectives for 2020-21:**
  - a) Review and update the covenants, which were discussed and approved during the financial report;
  - b) Investigate swimming pool alternatives – still ongoing, Jeff had left the meeting. Jeff will discuss any additional information at the April meeting.
  - c) Investigate other recreational facilities like a pickle ball court and playground – could be part of the pool purchase; and
  - d) Emergency Entry/Exit – The consensus of the board members was that an emergency entry/exit was not practical at this time.
- **Timber Ridge History Committee** – Rich talked to Joan Hauer and she is planning to meet with Pat Van Hefty and Ed Reed when Ed returns.

**XI. New Business** – No new business.

**Next Meeting Date:** The April board meeting will be Thursday, April 15, 2021, at John Nemcek's home at 7548 Trailwood Drive. The meeting will also be on Zoom. The meeting will begin at 6:00 PM.

**Adjournment** - The meeting was adjourned at 9:17 PM.

Respectfully submitted,

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

Rich Klatt,  
Secretary/Treasurer

