

Timber Ridge Property Owners' Association, Inc.
Thursday, February 18, 2021
Via Zoom

- I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:04 PM. Members present were Jeff Selgren, Rich Klatt, John Nemcek, Fred Miller, Paul Weeks, Pat Van Hefty, Jodi Doolittle and George Nelson.
- II. Approval of Agenda** –A motion was made by George and seconded by Jodi to approve the Agenda. The motion passed unanimously.
- III. Approval of Minutes** – A motion was made by Jodi and seconded by George to approve the January 21, 2021 board meeting minutes. The motion passed unanimously.
- IV. Open Forum –**
- George discussed the item of conducting a tree survey for Timber Ridge. George said that he had contacted Jeff Olsen, a person that could conduct a tree survey for a fee. Jim could attend a future board meeting to discuss what a tree survey would consist of and the potential fee. We will schedule for Jim Olson to attend a future meeting. Some on the board questioned the need for a tree survey.
 - Jodi volunteered to host the March meeting in her home. We still will have as an option, to attend the meeting virtually via Zoom.
- V. Design Review Board (DRB) – No written report.**
- Covenants committee recommendations, an agenda item, was discussed. Comments concerning the recommended revisions are as follows:
 - a) Proposed Amendment 1 – A definition for a “finished driveway” has been added. The term “rough textured aggregates” was questioned. It was suggested that “crushed granite” would define what is required. Fred will contact a gravel producer to determine the terminology that we should utilize.
 - b) Proposed Amendment 2 – There was concurrence with changing the height of a garden fence from four feet to eight feet.
 - c) Proposed Amendment 3 – Remove the need for an arborist opinion in order to remove a tree(s). The DRB will make the decision.
 - d) Proposed Amendment 4 – Remove the requirement for the installation of a yard light. Any lights not attached to a home will need the approval of the DRB; and
 - e) Proposed Amendment 5 – We discussed extensively covered storage trailers and campers in driveways. No consensus, tabled until the March meeting. Prior to that meeting, board members will be provided with copies of the proposed changes for further discussion.
- VI. Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of February 16, 2021 2021, a balance of \$161,092.94 in the checking account and \$80,383.58 in a money market account. Both accounts total \$241,147.52.

- A significant expense from January 20, 2020 to February 17, 2021 was \$3,160 to Dick Fuhrman & Son for snow removal and sanding.
- **Property Foreclosure Status** – Concern was expressed that the board has not taken any action against those property owners that have significant balances. The question arose, “Could we foreclose on delinquent lot owners during the pandemic?” We have requested a response from John Houlihan, but he has not responded. A meeting will be scheduled with John Houlihan. *Secretary’s Note: A meeting has been scheduled with John Houlihan for 10:00 AM on February 25th.*
- **2021 Lot Assessments** – The customer balance summary was discussed. A number of lot owners (12 owners) have been assessed a 10% late fee on their unpaid balances. In addition, letters were sent to four lot owners that had lot assessments past due from previous years. Those letters stated that if they don’t take immediate action by paying a minimum of \$100 per month to pay off their balances, their property will be foreclosed. Two lot owners responded, Zawistowski and Stengel, by making a minimum payment of at least \$100 per lot. A letter will be sent to both Zawistowski and Stengel stating our conditions for forgiving future late payment penalties.
- **Covenants Approved at the Annual Meeting** – John Houlihan is still in the process, with the Oneida County Register of Deeds, to change the Covenants so that they do not supersede the Condominium Declarations. Several board members will meet with John Houlihan to discuss several issues, including foreclosures and lack of response when opinions are requested.

VII. Roads Report/Discussion - Rich Klatt

- Rich stated that \$5,000 will be budgeted for asphalt patching in next year’s budget.

VIII. Activities Committee Liaison Report – John and Jeff, with input from George, will be planning the Timber Ridge spring cleanup scheduled for Saturday, May 8th. A lunch will be provided that Saturday following the cleanup. Fred and George are planning the Timber Ridge spring garage sale on Friday and Saturday, May 21st and 22nd. A fee will not be charged for those participating in the garage sale. We may still have a second garage sale, on August 21 and 22, as originally planned. The August sale will be discussed at the annual meeting.

IX. Website/Media Report – No report

X. Old Business

- **Timber Ridge Entrance Committee** – Easter decorations, including an Easter bunny, will be placed in the gatehouse about March 13th.
- **Pedestrian/Bike Trail on Southside of Timber Ridge Rd.** – Tabled to the March meeting.
- **Goals and Objectives for 2020-21:**
 - a) Review and update the covenants, Which were discussed during the financial report;
 - b) Investigate swimming pool alternatives – Jeff will talk to Jerry Collins prior to the March 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 – Tabled until the March meeting.
- **Timber Ridge History Committee** – Rich will contact Joan to see if she has made any progress prior to the March meeting.

XI. New Business

- **2021 Annual Meeting Schedule** – The 2021 annual meeting scheduled is attached to these minutes. John has indicated that he will not run for an additional term. Rich will email Timber Ridge lot owners advising them of a vacancy on the board. If they are interested in being on the board, they need to submit their nomination paper by April 1st.

Next Meeting Date: The March board meeting will be Thursday, March 11, 2021, at Jodi Doolittle’s home at 7388 Pine Grove Cir. The meeting will also be on Zoom. The meeting will begin at 6:00 PM.

Adjournment - The meeting was adjourned at 8:33 PM.

Respectfully submitted,



Rich Klatt,
Secretary/Treasurer

2021 Annual Meeting Schedule

By March 1st

- Email Board of Directors Nomination Paper?

March 11th Meeting

- Preliminary 2021/22 Budget – Rich

April 1 –Deadline for submitting Nomination Paper

By April 16th

- Draft Packet Letter, Jeff;
- Draft Meeting Agenda, Rich;
- Check with Timber Ridge Golf Club and Reserve Club House, Jeff;
- Draft Design Review Report, Curt;
- Draft Proxy Card, Rich;
- Draft 2020 Master Roadway Plan, Rich; and
- Draft Timber Ridge Garage Sale Flyer, Fred.

April Board Meeting

- Finalize Packet Letter, Rich;
- Finalize YTD Budget, Rich;
- Finalize Agenda, Rich;
- Finalize Proxy Card, Rich; and
- 2020. Annual Meeting Minutes, Rich.

After Board Meeting

- Print Mailing Envelopes, Rich;
- Print Meeting Packet Material – 300 copies, Rich; and
- Write lot number(s), total votes on Proxy Cards, and stuff envelopes, Rich.

By May 14th

- Mail Annual Meeting Packets, Rich

Saturday, June 26th Annual Meeting begins at 9:00 AM. Board members should arrive by 8:30 AM.