

**Timber Ridge Property Owners' Association, Inc.**  
**Thursday, January 21, 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 and George Nelson. Curt Christensen was also in attendance.
- II. Approval of Agenda** –A motion was made by Paul and seconded by John to approve the Agenda. The motion passed unanimously.
- III. Approval of Minutes** – A motion was made by Pat and seconded by John to approve the November 17, 2020 board meeting minutes. The motion passed **unanimously**.
- IV. Open Forum** –
- George stated that he has been trying to contact a forester, Jake Bonack, with the Oneida County Forestry Department, but hasn't been able to contact him. Jake could possibly conduct a tree survey for Timber Ridge.
  - Paul complemented Fred, Jodi and Jeff on the great Christmas decorations we had this holiday season.
- V. Design Review Board (DRB)** – Curt Christensen
- Curt submitted a written report for the board prior to the meeting for their review. Curt stated that Mark Kujawa had submitted plans for modifying his property but the one-year building permit had expired. Mark will soon resubmit a revised plan.
  - Curt had submitted an addition to our Bylaws that defines the Design Review Board (DRB), responsibilities of the chairperson and provides for a stipend for the DRB chairperson. A motion was made by Jeff and seconded by Fred to approve the Bylaws addition submitted by Curt. The motion passed. Rich will update the Bylaws to include the approved addition.
- VI. Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of January 19, 2021, a balance of \$176,849.24 in the checking account and \$80,382.90 in a money market account. Both accounts total \$257,232.14. Comments concerning the large balance in the checking account were as follows:
    - a) A portion of the checking account balance should be moved to the savings account. Rich indicated he would leave a balance in the checking account to meet the needs for the upcoming year with the remainder being transferred to the savings account.
      - Bank savings accounts are earning very low interest rates, and we should investigate other safe investments for funds that will not be needed this year. Rich will investigate other options. Tom Jensch was suggested as a resource.
    - Income to date from June 1 to January 19, 2021 is \$121,682.50, which includes \$118,937.50 for association dues. Rich explained that number represents the total invoices mailed, not lot assessments received to date.
    - Significant expenses from November 11, 2020 to January 21, 2021 were as follows:
      - a) \$660.00 to MGM Storage for the annual rental fee for our storage garage;
      - b) \$75.00 to Jeff Conner for erecting and removing real estate signs; and

c) \$1,874.50 and \$3,264. To Dick Fuhrman & Son for snow removal and sanding;

- **Property Foreclosure Status** – Concern was expressed in that that the board was not taking 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. Rich will attempt to receive an opinion from John, and we may schedule meeting with John if we do not receive a response.
- **2021 Lot Assessments** – The customer balance summary was discussed. A number of lot owners (34 owners) had not paid the lot assessments. Most were just this year's assessment. Rich will send out letters to those who owe more than just this year's assessment stating that a 10% late penalty will be charged on their balance.
- **Covenants Approved at the Annual Meeting** – John Houlihan is in the process, with the Oneida County Register of Deeds, to change the Covenants so that they do not supersede the Condominium Declarations. Stacy Phillips said that would take about another week.

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

- Concern was expressed that Pitlik & Wick did not complete the asphalt patching last year. Rich will talk to Matt Gaulke of Pitlik & Wick stating we want to have the patching completed early in the construction season. Rich stated that in his opinion Timber Ridge roads are in good shape and that we should bank our Master Roadway Plan money for future larger asphalt overlay projects. \$5,000 will be budgeted for asphalt patching in next year's budget.

**VIII. Activities Committee Liaison Report** – Now is the time to begin planning Timber Ridge activities so when we are ready to socialize when the pandemic is under control. Two projects were suggested, spring cleanup and a May garage sale. A motion was made by Paul and seconded by John to have a spring cleanup on Saturday, May 8<sup>th</sup> and a garage sale Friday and Saturday May 21 and 22. The motion passed. John will be in charge of the spring cleanup while Fred and George will plan the garage sale. We may still have a second garage sale, on August 21 and 22 as originally planned.

**IX. Website/Media Report** – Fred said that the web site had 95 visits this last month, of which 78 were unique. Fred is working on updating some of the pictures.

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

- **Timber Ridge Entrance Committee** – An Easter bunny will be placed in the gatehouse for Easter.
- **Pedestrian/Bike Trail on Southside of Timber Ridge Rd.** – Still investigating widening of the roadway with a wider gravel shoulder. It will not be designated as a pedestrian/bicycle path.
- **Goals and Objectives for 2020-21:**
  - a) Review and update the covenants – Rich began reviewing the suggested covenant changes, and it was decided that this process may take some time to complete. An Ad Hoc committee was formed to review all potential changes and have recommendations by the February's meeting. Curt, Fred, John and Rich will form that committee;
  - b) Investigate swimming pool alternatives – Jeff has talked to Jerry Collins about Timber Ridge purchasing the pool. Jerry has not gotten back to Jeff; and
  - c) Investigate other recreational facilities like a pickle ball court and playground – Could be part of the pool purchase.
  - d) Emergency Entry/Exit – Fred has investigated with the Town of Minocqua the opportunity of extending South Agawak Road. This is what he has determined:

(1) It is unclear if South Agawak Road is a dedicated road to the northern boundary of Timber Ridge;

(2) South Agawak Road aligns with the lot line between Lots 141 and 412 owned by the golf course and Michael Murphy; and

- Timber Ridge History Committee – Joan Hauer has volunteered to chair the committee and has been notified that she could proceed. Rich will contact Joan to see if she has made any progress prior to the February meeting.

## XI. New Business

- **TRPOA Correspondence Responses** – General inquiries to the board will be directed to Jeff, and he will determine who should respond. Fred will put the TRPOA e-mail back on the web site
- **Hunting in Timber Ridge** – Our response to hunting in Timber Ridge will be that the Wisconsin Department of Natural Resources rules pertaining to hunting will govern. Shooting a firearm within 100 yards of a building devoted to human occupancy while on lands the hunter does not own, including public lands and public waters, without the permission of the owner or occupant of the building is prohibited.
- **2021 Lot Assessment Fee** – A motion was made by Pat and seconded by Paul to set the lot assessment fee for 2022 at \$300.00 for improved lots and \$275 for unimproved lots. The motion passed with four voting in favor and three being opposed. This new assessment fee will be invoiced about December 1 and due on December 31, 2021.
- **Board Nominations** – To date George and Jodi have filed their nomination form. The board of directors and their terms is shown on the following page.

**Next Meeting Date:** The February board meeting will be Thursday, February 18, 2021 via Zoom. The meeting will begin at 6:00 PM.

**Adjournment** - The meeting was adjourned at 8:32 PM.

Respectfully submitted,



Rich Klatt,  
Secretary/Treasurer

Board of Directors  
Timber Ridge Property Owners Association  
Officers 2020-2021

Jeff Selgren	President
John Nemcek	Vice-President
Rich Klatt	Secretary/Treasurer

Directors and Terms  
2019-2020

Directors	Tern Start (July 1)	Term End (June 30)
Jeff Selgren	2020	2022
John Nemcek	2019	2021
Rich Klatt	2020	2022
Pat Van Hefty	2019	2021
Jodi Doolittle	2019	2021
Fred Miller	2020	2022
George Nelson	2019	2021
Paul Weeks	2020	2022

1/22/21