

**Timber Ridge Property Owners' Association, Inc.**  
**Thursday, July 22, 2021**  
**At the home of Jodi Doolittle, 7388 Pine Grover Cir.**

**I. Roll Call** - The meeting was called to order by President Jeff Selgren at 6:08 PM. Members present were Jeff Selgren, Rich Klatt, James Patterson, Fred Miller, Jodi Doolittle, Paul Weeks and George Nelson. Mark Kujawa was also in attendance.

**II. Approval of Agenda** –A motion was made by George and seconded by Paul to approve the agenda. The motion passed unanimously.

**III. Approval of Minutes** – A motion was made by Fred and seconded by Jodi to approve the June 17, 2021 board meeting minutes. The motion passed unanimously.

**IV. Election of Officers –**

The following officers were nominated and elected for 2021-2022:

Jeff Selgren, President;  
Jodi Doolittle, Vice-President; and  
Rich Klatt, Secretary/Treasurer.

Their terms runs from July 1, 2021 to June 30, 2022.

A motion was made by Rich to appoint Curt Christensen, Pat Van Hefty and Howard Honig to the Design Review Board (DRB). Further, that Curt Christensen be appointed as chairperson of the DRB. The motion passed unanimously. In addition, Paul Weeks and George Nelson were appointed as alternates.

**V. Open Forum –**

- Rich suggested that a welcoming committee be appointed to greet the new residents into Timber Ridge. The welcoming committee responsibilities will include but are not limited to:
  - Provide a copy of the Timber Ridge By Laws and Covenants;
  - Provide a list of contacts for various services including plumbers, electricians, etc.;
  - Merchant coupons; and
  - Other items as developed by the welcoming committee.

A motion was made by Rich and seconded by Fred to officially form a Timber Ridge welcoming committee. Fred and George volunteered to be on the committee.

- Mark Kujawa said a number of motorists are driving into his driveway not realizing that it is a private driveway to turn around. Mark is requesting that a “Dead End” sign be installed on Edgewood Ct. at Ridgewood Dr. Rich indicated that he will order a sign and have it installed. That prompted other board members to say that other residents may also request a Dead End sign to be installed on their street.
- George asked if the board is going to respond to questions raised at the annual meeting. Rich indicated he will include them on our August board meeting agenda.

**VI. Design Review Board (DRB) – No Report**

## **VII. Secretary/Treasurer Report – Rich Klatt**

- Rich reported that the TRPOA bank account statement indicates, as of July 13, 2021, a balance of \$144,265.41 in the checking account and \$80,386.88 in a money market account. Both accounts total \$224,652.29.
- Significant expenses from June 16 2021 to July 20, 2021 were as follows:
  - a) \$525.00 to Timber Ridge Golf Club for mowing roadway edges;
  - b) \$366.48 to Timber Ridge Golf Club to repair split rail fence;
  - c) \$50.00 to Greg Buzzell for sound system at the annual meeting;
  - d) \$903.00 to Markel Insurance for worker's compensation insurance; and
  - e) \$2,820.00 to Pitlik & Wick for asphalt patching.
- **Property Foreclosures:** Rich presented a table summarizing a journal of delinquent lot owners (three owners) over the last three years, 2019 to the present 2021. Those owners are Stengel, Katte and Zawistowski who have present balances of \$2,677.30, \$6,671.69 and 7,828.34 respectively.

A motion was made by Rich and seconded by Jodi to begin foreclosure proceedings on Anne Katte. The motion passed unanimously.

A second motion was made by James and was seconded by Fred to begin foreclosure proceedings on Pamela Stengel and Barbara Zawistowski. The motion passed.

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

- Rich stated that he received an invoice for \$2,820.00 from Pitlik & Wick for asphalt patching which were filled on June 17<sup>th</sup>. The original approved invoice in 2020 was \$4,100.00 to repair four potholes by sawing the existing pavement and filling the sawed areas with asphalt. An additional three potholes were identified this spring, so seven locations were repaired. The potholes were not repaired as originally proposed, only the damaged asphalt was removed and replaced. The proposal price was modified to reflect the work actually completed. The total cost invoiced was \$2,820.00.
- **Activities Committee Liaison Report:**
  - a) **Pool Party** – The pool party on July 10<sup>th</sup> was a success with about 45 Timber residents attending. It was decided that we would have a second party at the end of summer. A motion was made by Paul and seconded by James to have a pool party on Saturday, August 28<sup>th</sup>. The motion passed.
  - b) **Christmas Party** – The Christmas Party is scheduled for December 11<sup>th</sup> at Norwood Pines. Final arrangements, cost, menu, etc. will be made in the fall.
  - c) **August Garage Sale** – A second Timber Ridge garage sale is scheduled for Friday and Saturday, August 20 and 21. No fee will be charged. An ad will be placed in the Lakeland Times, and a garage sale location map will be prepared for those participants who respond to the secretary. An email along with posters will be prepared.

**IX. Website/Media Report** – Fred and Jodi said that both the web site and our Facebook page are having good responses.

## **X. Old Business**

- **Goals and Objectives for 2020-21:**
  - a) Investigate swimming pool alternatives – An Ad Hock swimming pool committee was formed at the June board meeting. The first committee meeting

will be July 29<sup>th</sup> at Jodi Doolittle's home at 6:00 PM. The committee consists of Rich Klatt, Fred Miller, Jeff Silgren, John Nemcek and Jodi Doolittle.

- **7Timber Ridge History Committee** – A progress report was shared with the board prior to the board meeting. Others that should be interviewed include Dean Musbach, Pat Van Hefty, Bill Fricke Sr., Bill Fricke Jr. and John Houlihan. John Houlihan will not be available until sometime in September.

**XI. New Business, Salary Adjustment, Scott Packel** - A motion was made by Rich and seconded by Fred to adjust the salary of Scott Packel from \$25 to \$30 per hour. The motion was approved.

**XII. Next Meeting Date** – The August meeting will be August 26 at 6:00 PM. Tentatively, we will be meeting at the home of James Patterson, 7413 Deerwood Drive.

**Adjournment** – The meeting was adjourned at 7:49 PM.

Respectfully submitted,



Rich Klatt,  
Secretary/Treasurer