

Timber Ridge Property Owners' Association, Inc.
Revised Board Meeting Minutes
Thursday, July 16, 2020
In Rich Klatt's yard, 7540 Golfview Ct, Minocqua

I. Roll Call - The meeting was called to order by President Jeff Selgren at 6:15 PM. Members present were Rich Klatt, John Nemcek, Jeff Selgren, Jodi Doolittle, George Nelson, Fred Miller and Paul Weeks. There were no guests.

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 John and seconded by Jodi to approve the June 18, 2020 board meeting minutes. The motion passed unanimously.

IV. Election of Officers

The following officers were nominated and elected for 2020-2021:

Jeff Selgren, President;
John Nemcek, Vice-President; and
Rich Klatt, Secretary/Treasurer.

Their term runs from July 1, 2020 to June 30, 2021. Jeff Selgren also reappointed Curt Christensen as the chairperson for the Design Review Board (DRB).

V. Open Forum –

- Rich reported on the concerns and comments at the annual meeting as follows:
 - a) Dean Musbach requested that a centerline be marked on Timber Ridge Road to improve safety. The consensus was not to paint a centerline;
 - b) Crystal Jennings is concerned about not having an emergency entrance/exit from Timber Ridge. Jeff responded that he will pursue the status of the roadway easement that was established in the past at the extension of Blue Lake Court with the Town of Minocqua; and
 - c) Dean was also questioning the new 10 ft. by 15 ft. dimensions for the approved changes in the covenants for sheds. It was stated at the annual meeting that those dimension's requirements were any shed could not exceed 150 sq. ft. Paul added that he had a storage shed built that is 10' x 15'.
- Jeff received several complaints about motorists parking along Timber Ridge Road near the Bear Skin Trail. Discussion followed for solutions and included "No Parking" signs or a flyer asking motorists not to park along Timber Ridge Road. Jeff made a motion and Paul seconded it to install "No Parking" signs. The motion failed.
- Judy Smolarek has expressed her concerns about the swimming pool. Those concerns include opening the pool at 8:00 AM and inadequate pool cleaning and sanitizing. Board members are also concerned about non-Timber Ridge residents using the pool. Jeff will talk to Jerry Collins about our pool concerns.

- Jeff was concerned about the low shoulders along Timber Ridge Road between Forest Drive and Trailwood Drive. Rich will talk to Matt Gaulke from Pitlik Wick about application of gravel to the low shoulders.

VI. Design Review Board (DRB) – The report was sent and received from Curt Christensen prior to the meeting.

VII. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of July 16, 2020, a balance of \$90,287.33 in the checking account and \$80,378.86 in a money market account. Both accounts total \$170,666.19.

Major expenses from June 17, 2020 to July 15, 2020 were as follows:

- a) \$92.00 to Postmaster for PO box;
 - b) \$335.00 to Riverwood Originals for down payment (50%) for the Timber Ridge entrance sign;
 - c) \$312.66 to Scott Packel for labor and materials to power wash the gate house and paint the bulletin board;
 - d) \$903.00 to Markel Insurance for an annual fee for Worker's Compensation Insurance; and
 - e) \$1,608.87 to Foley's Tree Service for final payments for the fall and spring timber cleanup.
- **Property Foreclosure Status**
 - a) **Zawistowski** – Have not heard from John Houlihan's office if the moratorium on home foreclosures is still on due to COVID-19.

VIII. Roads Report/Discussion - Rich Klatt

- Pitlik Wick, Inc. has scheduled the thermoplastic patch on Timber Ridge Rad for fall (September or October).

IX. Activities Committee Liaison Report

- **Postponed Garage Sale** – The 2020 sale is scheduled for August 14 and 15. Rich will email a flyer to Timber Ridge residents.

X. Website/Media Report – Jodi said she will summarize the important issues discussed at our board meetings and post them on Facebook. Fred reported that he had removed the member's only section on our website.

XI. Old Business

- **Timber Ridge Entrance** – George indicated that he has received a quote from Tom Miller Electric to add an additional electric hookup for the front entrance signs for about \$1,600. George was advised to proceed.

- **Pedestrian/Bike Trail on Southside of Timber Ridge Rd.** – George said the project was on hold until the end of summer. Fred will investigate alternatives to using Timber Ridge Road to gain access to the Bear Skin Trail. De facto trails are now being used off Woodgate Place and Knollwood Trail.
- **Front Entrance Sign at the Bear Skin Trail** – The sign has been ordered and should be completed shortly.

New Business

- Goals and Objectives for 2020-21 – the following goals and objectives were suggested for this coming year
 - a) Review and update the covenants;
 - b) Investigate swimming pool alternatives; and
 - c) Investigate other recreational facilities like a pickle ball court.

Next Meeting Date: The July board meeting will be August 20th in Fred Miller's yard, 7389 Trailwood Drive. The meeting will begin at 6:00 PM.

Adjournment - The meeting was adjourned at 8:29 PM.

Respectfully submitted,



Rich Klatt,
Secretary/Treasurer