

Timber Ridge Property Owners' Association, Inc.
Board Meeting Minutes
Wednesday, January 15, 2020
At Jeff Selgren's Home, 10148 Ridgewood Drive, Minocqua, WI

I. Roll Call - The meeting was called to order by President Jeff Selgren at 6:20 PM. Members present were Rich Klatt, John Nemcek, Jeff Selgren, Jodi Doolittle, George Nelson, Fred Miller and Pat Van Hefty. There were no guests present.

II. Approval of Agenda – The agenda was approved as printed.

III. Approval of Minutes – A motion was made by Pat and seconded by John to approve the November 14, 2019 board meeting minutes. The motion passed unanimously.

IV. Open Forum –

- Concern was expressed about the winter driving conditions on Timber Ridge Road. At times, it is very icy and the concern is that an eastbound motorist may not be able to stop at Highway 51. The consensus is that salt needs to be applied to the roadway in addition to sand. A motion was made by Pat and seconded by Jeff to salt Timber Ridge Road from Highway 51 to Forest Drive. The motion was passed. Rich will advise Rick Fuhrman that the Board wants that section of Timber Ridge Road salted.
- Fred felt that the roadway improvement fund should be a separate fund to be used only for road improvements; since when we added the additional \$90 to our assessment, it was stated that was needed to implement our Roadway Master Plan.

V. Design Review Board (DRB) –

- The DRB report was submitted prior to the meeting by Curt Christensen. The only issue pending was a request to construct a shed on Lot 243. The request will be revisited in the spring.
- George questioned the qualifications of the “professional” who was reviewing tree removal requests. Pat explained that the tree removal companies have an arborist who recommends when a tree needs to be removed.

VI. Secretary/Treasurer Report – Rich Klatt

- Rich reported that the TRPOA bank account statement indicates, as of January 14, 2020, a balance of \$104,770.06 in the checking account and \$80,362.65 in a money market account. Both accounts total \$185,132.71. The checking account balance reflects the receipt of lot assessment payments for 2020.

Major expenses from November 14, 2019 to January 15, 2020 were as follows:

- a) \$147.59 to Jodi Doolittle for Christmas greens on the gate house and front entrance signs;
- b) \$660.00 to MGM Storage for yearly rental of our storage garage;
- c) \$165.81 to Bernie Nelson for the Holiday Party at the Clubhouse;

- d) \$1,325.00 to The Clubhouse for the Holiday party;
- e) \$305.39 to Jeff Selgren for Christmas decorations for the gate house and front entrance signs; and
- f) \$68.55 and \$324.00 to Jodi Doolittle for three years of maintenance fees for our web site.

- **Property Foreclosure Status** – No action from John Houlihan's office concerning filing foreclosures on Stengel (Lot 15) and Zawistowski (Lots 88 & 89). Rich will schedule a meeting with Joh Houlihan for Jeff and Rich. *Secretary's Note: A meeting has been scheduled for 4:00 PM on January 29th.*

- **2020 Lot Assessments** – A lot assessment balance sheet was provided by Rich. About 50 property owners are late in paying their assessment. A past due invoice will be sent to all property owners who are late in paying their assessment. For those property owners who owe over \$275, a letter will also be included.

II. Roads Report/Discussion - Rich Klatt

- **Roadway Assessment** – An invoice for \$16,013.48 has been sent to Glenn Schiffmann. He has refused to pay his portion (28%) of the paving of Timber Ridge Road. Our attorney, John Houlihan, has recommended that a letter be sent to Glenn Schiffmann and Eliason to tell them that if they fail to pay the assessment, a lien will be filed by the association on the golf course and clubhouse property. The consensus of the Board is that Houlihan should send that letter. Jeff and Rich will meet to with John Houlihan to discuss whether he should send that letter.
- **Tree Removal Bids** – Foley's Tree Service removed a portion of the trees scheduled to be removed last fall. Due to heavy amounts of snow being on the ground, all of the proposed work was not located and the work will be completed in the spring.

III. Activities Committee Liaison Report

- **Holiday Party** – Rich reported that 53 property owners attended the party, the most in recent history. All seemed pleased with the food and service at The Clubhouse.
- **Activities Committee** – Potential future social activities were discussed, and they include:
 - Summer pool party;
 - Holiday party;
 - Gourmet dinner group;
 - Spring garage sale;
 - Ladies fall luncheon; and
 - Other ideas generated by the Activities Committee.

George asked how the committee should move forward and who should chair the individual events. The consensus of the board was that the responsibility of each event is the responsibility of the activities committee. However, past event chairs will be consulted and will assist as needed.

IV. Website/Media Report – Jodi reported that lately we have been receiving a lot of hits on our Facebook page. She also has paid the web service fee for the next three years.

V. Old Business

- **Timber Ridge Entrance** – The entrance sign lights have failed. Fred discussed what he has done to try to remedy the problem. Lack of documentation to determine what circuits feed various electrical units is a concern. Further investigation during winter conditions is not advisable. An electrician will be sought in the spring to rectify the wiring in both the gate house and entrance signs.

George will obtain an estimate for a drip irrigation system for the future landscaping at the front entrance by the February meeting.

- **Second Access to Timber Ridge** – Jeff indicated that the land originally dedicated for the second entrance into Timber Ridge, the extension of South Agawak Road, was deeded back to the adjoining property owners and now it would be expensive to purchase that property.
- **Pedestrian/Bike Trail Southside Timber Ridge Rd.** – George and Pat will revisit the potential of constructing a trail this spring.

VI. New Business

- **Duties of Maintenance Person** – The electrical concerns at the front entrance prompted discussing what our maintenance person should be expected to do and asked to perform. It was decided that he should not perform any tasks that require a license such as electrical and plumbing tasks. Rich distributed a list of the maintenance person responsibilities that were developed when we were seeking a new maintenance person. Also discussed, was who will supervise and assign tasks to the maintenance person. It was decided that only the President or the Secretary/Treasurer under normal circumstances should assign tasks to the maintenance person.

- **Goals & Objectives 2020-2021** – Future goals and objectives were solicited from board members and they were:

- a) Investigate the pros and cons of owning our own swimming pool;
- b) Investigate contracting with one disposal contactor for Timber Ridge;
- c) Develop a bike trail from Timber Ridge to the Bear Skin Trail;
- d) Develop ideas to improve the Timber Ridge Subdivision ; and
- e) Plan more community events.

- **Lot Assessment Fee** – The lot assessment fee was raised from \$185 to \$275 (\$90 increase) to finance the TRPOA Roadway Master Plan on January 1, 2017. The assessment fee has not been raised since that time. There have been increases in the price index; and Rich distributed tabulations indicating that if the fee was to be raised to reflect the increase in the price index that our assessment fee should be raised to \$290 -\$295. Raising the assessment fee was tabled until the February meeting.

- **Board Nominations** – Three board member terms end June 30, 2020. Those members are Jeff Selgren, Rich Klatt and Fred Miller. *See Board of Directors at the end of these meeting minutes for a table showing board members and their terms.* Pat asked those members whose terms end in June, who will run for an additional term; and all indicated yes they would run for an additional term. In addition to those three members whose terms are ending, an additional position is available with the resignation of Brian Fink. Rich, via an email message to our Timber Ridge email list, will solicit additional board member candidates. That will occur about March 15th.

Next Meeting Date: The February meeting of the board will be Thursday, February 20, 2020. The meeting will be at 6:00 PM at Jodi Doolittle's home, 7388 Pine Grove Cir.

Adjournment - The meeting was adjourned at 9:18 PM.

Respectfully submitted,



Rich Klatt,
Secretary/Treasurer

**Board of Directors
Timber Ridge Property Owners Association
Officers 2019-2020**

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

**Directors and Terms
2019-2020**

Directors	Term Start (July 1)	Term End (June 30)
Jeff Selgren	2018	2020
John Nemcek	2019	2021
Rich Klatt	2018	2020
Pat Van Hefty	2019	2021
Jodi Doolittle	2019	2021
Fred Miller	2019	2020
George Nelson	2019	2021
Open Position (Brian Fink)	2018	2020

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