

Timber Ridge Property Owners Association, Inc. (TRPOA)

ANNUAL MEETING MINUTES

TRPOA, Inc. Annual Membership Meeting

9:00 AM – Saturday, June 27, 2020

On Line via Zoom.com

I. **Parliamentary Procedures** – President Jeff Selgren called the meeting to order at 9:04 AM. Twenty-Four (24) property owners were in attendance via Zoom.

II. **Introduction of Incumbent Board of Directors**

III. **Approval of Minutes from June 22, 2019 and July 13, 2019. Continuation of the Annual Meeting** – A motion was made by Pat Van Hefty and seconded by Paul Weeks to approve both the June 22 and July 13, 2019 Annual Meeting Minutes as printed. The minutes were approved.

IV. **Previous Business:**

A. **President's Annual Report** – Jeff Selgren welcomed all the property owners in attendance at the meeting via Zoom. He explained, as Fred Miller had previously, how the meeting was going to be conducted. Only Board Members would have the microphones on during the meeting, and all others were asked to mute their microphones. The meeting was going to follow the agenda, and there will be an opportunity for property owners to speak about their concerns or comments about Timber Ridge. Jeff reviewed some of the accomplishments from the preceding year as follows:

- Beautification of the entrance which included refurbishing the two entrance signs, painting the gate house, power-washing the gate house roof and, painting the bulletin board; and
- Replacement of Timber Ridge Road from Highway 51 to Forest Drive.

Jeff also stated that the entrance sign on Timber Ridge Road at the Bear Skin Trail will be replaced. Also, a thermoplastic overlay will be installed this year on Timber Ridge Road at the Bear Skin Trail to protect the pavement from snowmobile damage. He also thanked the front entrance ad hoc committee chaired by George Nelson, for all the work they had done to beautify the front entrance to Timber Ridge as well as Jodi Doolittle for installing flowers at the front entrance.

V. **New Business**

A. **Guest Speaker**

Jerry Collins, the golf course professional, was unable to attend the meeting but provided Jeff Selgren with his comments; and they were as follows:

- The golf course was open on May 1 and was in good condition following the winter;
- The golf course is taking extra measures to insure the golfers are safe, which include an option for only one golfer to a cart, no sand rakes, swimming noodle inserted in green cup to prevent touching the green flag and no water jugs on the course;

- The golf course will still provide a refreshment cart on course and the snack shack will be open;
- Longer times will be provided between golf parties to prevent delays on the course;
- The swimming pool was open on Friday, June 5th with added sanitary precautions and other improvements including; replacing tiles, new furniture, pool capacity of 40 people, distancing pool furniture, sanitizing pool furniture, cleaning the rest room at least daily and more often if pool use justifies.
- The pool would close early (8:30 PM) to allow adequate time for golf course personnel to completely sanitize the pool daily.

B. 20-Year Roadway Master Plan Update - Rich Klatt

Rich briefly reviewed the history of the 20-year master roadway plan.

- The Roadway Master Plan (RMP), which was developed by MSA Professional Services, and approved at the 2015 Annual Meeting is summarized below:
 - Improvement options included
 - A chip seal which lasts 6 to 8 years and cost \$18,000/mile;
 - An asphalt overlay which lasts 12-20 years and costs \$90,000/mile; and
 - A complete reconstruction which will last over 20 years and costs \$180,000/mile.

- Estimated cost of approved roadway master plan was:

<u>Method</u>	<u>Estimated Cost</u>
Crack Sealing and Maintenance	\$48,000
Chip Seal Overlay	\$103,400
Complete Reconstruction	\$516,500
	<u>\$50,000</u>
Total	\$718,300

- Completed to date:
 - 2016-Reconstruction of Golfway Ct. & Birchwood Ct., \$39,427;
 - 2017-No work;
 - 2018-Chip Seal, \$54,218; and
 - 2019-Reconstruction Timber Ridge Road, \$57,191.
- Roadway Master Plan financing:

<u>Year</u>	<u>Chip Seal</u>	<u>Overlay</u>	<u>Reconstruct</u>	<u>Per Lot</u>	<u>No. of Lots</u>	<u>Total Assessed</u>	<u>Balance</u>
2016			\$39,427.00				-\$39,427.00
2017				\$90.00	420	\$37,800.00	-\$1,627.00
2018	\$54,218.00			\$90.00	420	\$37,800.00	-\$18,045.00
2019			\$57,191.00	\$90.00	420	\$37,800.00	-\$37,436.00
2020				\$90.00	420	\$37,800.00	\$364.00
2021				\$90.00	420	\$37,800.00	\$38,164.00
2022				\$90.00	420	\$37,800.00	\$75,964.00
2023				\$90.00	420	\$37,800.00	\$113,764.00

C. 2020/202 Budget Review – Rich Klatt

The proposed 2020/2021 annual budget was included in the annual meeting packet. Rich discussed some items in that budget that were different from previous budgets. One additional income item was the access lease to Timber Ridge Road for the cell tower for \$1,000. That is an annual fee for the next 15 years so that the cell tower property can have access to Timber Ridge Road.

Under expenses, a computer system: The TRPOA computer is 10 years old with an operating system, Windows 7, which is no longer supported by Microsoft. The computer will be replaced (\$400) this year. New software will be required, QuickBooks (\$250) and Office for Home and Business (\$250). TRPOA prints all their own documents, and the printer cartridges are estimated to cost \$600.

Roadway Mowing/Spring Cleanup: Annually the golf course is contracted to clean all the roadways following the winter in Timber Ridge (8.3 miles). The cost is about \$1,400. The golf course is also is contracted (\$525 per mowing) to mow roadway edges (two-feet wide) when requested. Four mowing’s, June, July, August and September are planned this year.

Roads Repair Pavement: Snowmobiles on the Bear Skin Trail are crossing Timber Ridge Road and, last winter began removing some of the new asphalt. A protective thermoplastic overlay (\$3,125) will be installed before winter. Eight Thousand dollars (\$8,000) is budgeted for road patching. Four locations have been identified and will be repaired this calendar year.

D. Ballot Results, 2020/2021 Budget, Board Members and Proposed Covenant Changes

The ballot results are illustrated in the table below.

Total Votes	Proxy Cards Returned	Proposed Budget			Bd. of Directors				Proposed Covenant Changes			Absentee Proxy		
		Yes	No	Abstain	Rich Klatt	Fred Miller	Jeff Selgren	Paul Weeks	Yes	No	Abstain	Yes	No	Abstain
628	420.5	403	0	7	399.5	405.5	405.5	405.5	390.5	12	14	359.5	17	15
100%	67%	96%	0%	2%	95%	96%	96%	96%	93%	3%	3%	85%	4%	4%

Friday, June 26, 2020

VI. Open Membership Forum

- Jeff Conner gave a Timber Ridge property sales update from 06/2019 through 06/2020 as follows:
 - Four (4) condos, ranging from \$112,000 to \$255,000. Median Sales Price \$255,000 with median marketing time 83 days on market;
 - Fourteen (14) homes, Ranging from \$165,000 to \$395,000. Median sales Price \$279,000 with marketing time of 73 days on the market;

- Ten (10) vacant lots sold (through MLS), ranging from \$4,000 to \$24,000. Median sales price \$12,500 with a median marking time of 349 days on the market; with median marketing time of 370 days on market; and
- Current active listings are seven homes (five homes and two condos) ranging from \$164,000 to \$365,000 with a median list price of \$289,000. The median marking time of is 59 days. There are 22 lots listed on MLS ranging from \$9,000 to \$37,500. Median list price is \$24,900 with a median marketing time of 370 days.
- Jeff Conner also stated that he has a trail camera (bears, coyotes, and bobcats are some of the animals that have been caught on Jeff's web cam) that he would like to post on our web page. Others could also post photos. Fred Miller said he will look into the possibility of posting videos and photos on our web page.
- Dean Musbach requested that a centerline be marked on Timber Ridge Road to improve safety.
- Crystal Jennings is concerned about not having an emergency entrance/exit from Timber Ridge. Jeff Selgren responded that a second access to Timber Ridge has been investigated near the golf course maintenance facility. An access easement was available, but the easement has reverted back to the adjoining land owners. Jeff also stated that it would be expensive to re-acquire an easement at this time.
- Dean Musbach complimented the improvements that have been made to the front entrance. He has lived in Timber Ridge for 30 years and this is the best the entrance has looked since he has lived here.
- Dean was also questioning the new 10 ft. by 15 ft. dimensions for the approved changes in the covenants for sheds. It was stated that those dimension's requirements were any shed could not exceed 150 sq. ft. and not exceed 10 ft. in height.
- Fred Miller stated that he, Curt Christensen and possible others will be reviewing the current covenants to determine if they need to be updated.
- Fred also stated that we have some electrical issues with the lighting of the front entrances signs. The lights will be replaced and the power will be restored as soon as possible.
- A new resident on Woodland Circle Asked who he needs to contact concerning some improvements they would like to make to their property. Curt Christensen (608-632-2492) the Design Review Board Chairperson needs to be contacted.

VII. Waiver of Dues Drawing

Lot 245, Phil and Melisa Wolfe, was drawn and they will receive a free lot assessment for year 2021.

VIII. **Adjournment** – A motion was made by Paul Weeks and seconded by Fred Miller that the annual meeting be adjourned. The president adjourned the meeting at 10:13 AM.

Respectfully submitted,



Rich Klatt, Secretary/Treasurer

DRAFT