

Timber Ridge Property Owners Association, Inc. (TRPOA)

**ANNUAL MEETING MINUTES**

9:00 AM – Saturday, June 24, 2023

Timber Ridge Golf Course Clubhouse

I. **Parliamentary Procedures** – Director Mark Kujawa called the meeting to order at 9:07 AM. Sixty-one (61) property owners registered their attendance. Mark reminded the participants that discussion topics need to stick to the agenda. Roberts Rules of Order will be roughly followed. The open forum will be the time any subject pertaining to Timber Ridge may be presented. Speakers need to be acknowledged by Mark and need to identify themselves.

II. **Introduction of Incumbent Board of Directors (BOD)**

III. **Approval of Minutes** – A motion was made by Fred Miller and seconded by Gary Johansmann to approve the June 27, 2022 Annual Meeting Minutes as printed. The minutes were approved.

IV. **Guest Speaker – Jerry Collins**

Jerry indicated that his wife, Danna, handles the food and beverage for the golf course. Only the bar is open during times that the golf course is open. The ownership of the golf course has changed. Previously, Don Eliason and Glenn Schiffmann both owned the course. Don Eliason has bought out Glenn's share of the golf course. Don Eliason will be the sole owner of the golf course. There are plans to improve the golf course, which will include improvements to the club house. The golf course opened on May 6th. The cart staging area has been moved to near the pro-shop to reduce cart traffic in the parking lot. The parking lot will be restriped with angle parking spaces rather than right angle spaces. The swimming pool open was delayed due to repairs needed to the pool. The pool opened on June 10th. Some bathroom improvements will be made, and plumbing fixtures will be replaced this summer. The kitchen will not be open this year. The pool is heated (80°).

V. **Previous Business:**

A. **Annual Report** – Mark Kujawa welcomed all the property owners in attendance at the meeting. He explained that the meeting will follow the agenda as was included in the annual meeting packet. Mark pointed out that there would be a time for resident comments and questions during the open forum. Mark reviewed some of the accomplishments from the preceding fiscal year as follows:

- We are not the owners of the swimming pool, but will take comments and forward them to the Golf Course;
- We had a challenging winter with numerous snow falls. Rick Fuhrman, after 35 years of plowing Timber Ridge roads, has decided not to do any snow plowing in the future. TRPOA is in the process of negotiating a snow removal contract with Rynders;
- We had a successful Christmas party, and will continue to have Christmas Parties in the future;
- The recently completed resident survey found the following:
  - The residents prefer having the monthly board meetings in a public place rather than in a board member's home;

- The best method to convey Timber Ridge news and announcements is via emails. TRPOA will no longer support a Facebook page;
- Some of the most popular activities include a Christmas party and a pool party; and
- However, we need more support from the community in organizing different activities.

**B. Activities Committee Report**

- There will not be a pool party this summer due to the small turnout last year.
- We will have a Christmas party this year, and we are now seeking a date and location. It will be mid-week in December.
- We will have a fall garage sale, and it will be the weekend prior to the Labor Day weekend, August 25 and 26.

**C. Media Communications (Website) –** Fred Miller indicated that board minutes and annual meeting minutes will be posted on the Timber Ridge website [www.timberridgewi.com](http://www.timberridgewi.com). The web site should be used as the primary site to seek information about Timber Ridge. We no longer support a Facebook page so property owners should not post something to the Facebook hoping, for a response. Fred, also indicated that Design Review Board (DRB) permits are also posted under member pages.

**D. New Business**

**E. 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, and now \$31,000/mile;
    - An asphalt overlay which lasts 12-20 years and cost \$90,000/mile, and now costs \$150,000/mile; and
    - A complete reconstruction which will last over 20 years/mile and cost \$180,000/mile, and now \$280,000.
  - Work Completed to date:
    - 2016-Reconstruction of Golfway Ct. & Birchwood Ct., \$39,427;
    - 2017-No work;
    - 2018-Chip Seal, \$54,218;
    - 2019-Reconstruction of Timber Ridge Road, \$57,191.
  - Timber Ridge Road will be resurfaced from Forest Dr. to Trailwood Dr. this fiscal year.
  - :

**Roadway Master Plan (RMP)**

Year	Project	Completed To Date			Assessed To Date				
		Miles	Chip Sealing(3)	Overlay(2)	Recon-struction	Per Lot	Lots Assessed	Assessed	Balance
2016	Golfway & Birchwood Cts.				\$39,427.00	\$0.00	0	\$0.00	-\$39,427.00
2017						\$90.00	419	\$37,710.00	-\$1,717.00
2018	various roads		\$54,218.00			\$90.00	419	\$37,710.00	-\$18,225.00
2019	Timber Ridge Rd.				\$57,191.00	\$90.00	419	\$37,710.00	-\$37,706.00
2020						\$90.00	419	\$37,710.00	\$4.00
2021						\$90.00	419	\$37,710.00	\$37,714.00
2022						\$90.00	419	\$37,710.00	\$75,424.00
2023						\$90.00	419	\$37,710.00	\$113,134.00
	Totals		\$54,218.00	\$0.00	\$96,618.00	\$450.00		\$263,970.00	

**Future**

2024					\$90.00	419	\$37,710.00	\$150,844.00
2025					\$90.00	419	\$37,710.00	\$188,554.00
2025					\$90.00	419	\$37,710.00	\$226,264.00
2025					\$90.00	419	\$37,710.00	\$263,974.00
2026					\$90.00	419	\$37,710.00	\$301,684.00
2027					\$90.00	419	\$37,710.00	\$339,394.00
2028					\$90.00	419	\$37,710.00	\$377,104.00
2029					\$90.00	419	\$37,710.00	\$414,814.00
2030					\$90.00	419	\$37,710.00	\$452,524.00

**Master Plan Completed To Date= \$150,836.00**

**Future Construction**

	Miles	Project	/mile	Cost
Forest Dr./Trailwood Dr.	1.70	Overlay	\$128,000	\$217,600
Deerwood Rd./Ridgewood D	1.32	Overlay	\$128,000	\$168,960
Timber Ridge Rd. (1)	0.48	Overlay	\$128,000	\$61,440
Remainder of Chip Seal	2.26	Chip Seal	\$30,000	\$67,800
Totals				\$515,800.00

**Future Construction = \$515,800.00**

**Grand Total = \$666,636.00**

**Recommended RMP improvement for 2023-24 is the resurfacing of Timber Ridge from Forest Dr. to Trailwood Dr. estimated to cost \$61,440.**

Notes: 1. \$11,059 (18%) would be assessed to the Golf Course

2. Overlay \$128,000 per mile

3. Chip seal \$30,000 per mile

4. The total cost for TRPOA to do all the overlay would be \$436,941 (\$217,600+\$168,960+\$61,800-\$11,059 = \$436,941)

**F. Treasurer's Report --** Rich Klatt reported that the TRPOA bank account statement indicates, as of June 22, 2023, a balance of \$203,196.34 in the checking account and \$80,498.32 in a money market account. Both accounts total \$283,694.66.

**G. 2022/2023 Budget Review – Rich Klatt**

The proposed 2023/2024 annual budget was included in the annual meeting packet. Rich discussed some income items in that budget that were of significance. Lot assessments are estimated to generate is \$140,700.00. The lot

assessment for each lot has been increased to \$340.00 to cover inflation and the additional cost to maintain our roadways. The rental of real estate for sale signs is \$3,000 and the cost to attend the Christmas party is \$2,000. One additional income item is related to the access lease to Timber Ridge Road for the cell tower at \$1,000/year. Total income is projected to be \$148,450.00.

Significant projected expenses include \$6,200.00 for insurances, liability and workers compensation. Road replacement fund \$41,800.00, roadside tree service \$12,000.00, Treasurer/Treasurer service \$10,200.00, snowplowing and sanding \$25,000. Total income is projected to be \$148,450.00. The existing pool contract expired last year (2022), and a new contract will be sought for the next five years.

Glenn Schiffmann was not able to attend the annual meeting, but asked if the following could be read into the annual meeting minutes. Mark Kujawa read the following “Glenn is concerned about the increase in the HOA fees proposed - now heading to \$340.00/year. While he did not have a formal proposal, he remarked that the previous owner (Goldbach et al) of the lots was allowed some consideration given the volume of lots owned. He commented that some of the lots he owns are not plowed out for winter access, and is wondering if the new contract for plowing will keep these roads open. He is wondering if/how he is getting \$24,480 of value each year.

**H. Ballot Results, 2023/2024 Budget and Board Members**

The ballot results are illustrated in the table below.

2023 Vote Tally										
Proxy Card	Proposed Budget			Bd. of Directors				Absentee Proxy		
	Yes	No	Ab-stain	Mark Kujawa	George Nelson	Dean Musbach	Pat Van Hefty	Yes	No	Ab-stain
363.25	257.25	75.00	19.00	273.25	271.25	342.25	348.25	179.50	84.00	9.00
	70.8%	20.6%	5.2%	75.2%	74.7%	94.2%	95.9%	49.4%	23.1%	2.5%
<b>Quorum</b>	<b>56.8%</b>									
<b>Total No. of Votes</b>	<b>640</b>									

**VI. Open Membership Forum**

- Jeff Conner (written report) gave a Timber Ridge property sales update from 06/2022 through 06/2023 as follows:
  - Zero (0) condos were sold, but one condo is listed at \$299,900;
  - Twelve (12) homes, ranging from \$234,900 to \$551,000. Median lists price \$499,900;
  - Eight (8) vacant lots sold, ranging from \$11,500 to \$37,500. Median sales price was \$24,550; and
  - There are 14 vacant lots listed on the MLS ranging from \$11,500 to \$21,000.

- George Karling says hat the chip sealing done in 2018 was a waste of money. All the roadways should be overlaid. All the roadways were overlaid in 1995 and those roads are still in good condition.
- Betty Schneider feels that only those using the swimming should pay the cost of the pool. \$28,000 has been budgeted for the pool next year. Mark Kujawa said the resident survey indicated that 75% to 80% were in favor of having a swimming pool.
- Gary Johansmann said that in 2004 he made the original real estate for sale signs but he never got reimbursed for his costs. He would like to see how we now spending our money our money this last year. Rich Klatt will provide Gary are with the expenses for the last fiscal year.
- Jim Kleifgen is concerned about the speeding on Timber Ridge roadways. Rich indicated that one vehicle, orange in color, has been identified, and the owner has been sent a letter with our concerns. It was suggested if any resident observes a speeding vehicle, the license plate should be identified and that information given to the Town of Minocqua police. Speed bumps were also suggested for slowing down traffic. That method had been tried in past and was removed.
- Howard Honig is concerned about unleashed dogs. All dos should be on a leash.
- Karen Strait was asking how to access the Timber Ridge web page. Fred indicated that the link is [www.timberridgewi.com](http://www.timberridgewi.com) Most of the timber ridge information is under the Member's Only page.
- George Nelson was concerned about shooting off fireworks in Timber Ridge and the potential of the fireworks starting a forest fire in Timber Ridge.
- A continued concern from Timber Ridge residents is the lack of a second entrance/exit.
- Gary Johansmann is concerned about someone shooting a riffle at a beaver house.

## VII. Waiver of Dues Drawing

Lot 291-295 #2, Darlene Van Lishout, was drawn; and she will receive a free lot assessment for year 2024.

VIII. **Adjournment** – Mark Kujawa adjourned the meeting at 11:01 AM.

Respectfully submitted,



Rich Klatt, Secretary/Treasurer