

Timber Ridge Property Owners' Association, Inc.
Board Meeting Minutes
Thursday, January 19, 2023
At the home of Fred Miller, 7389 Trailwood Dr.

- I. **Roll Call** - The meeting was called to order by President Jodi Nasi at 6:03 PM. Members present were Rich Klatt, Fred Miller, George Nelson, James Patterson and Paul Weeks.
- II. **Approval of Agenda** – Rich suggested several changes in the Agenda which included removing investigating swimming pool alternatives and other recreational facilities. In addition under old business, add welcome letter. A motion was made by Rich and seconded by George to approve the amended agenda. The motion passed unanimously.
- III. **Approval of Minutes** – Two modifications to the minutes had been suggested which included changing Curt to DRB in the recommendation for Lot 416 and correcting the date of the next meeting. A motion was made by Fred and seconded by Paul is to approve the amended November 17, 2022 board meeting minutes. The motion passed unanimously.
- IV. **Open Forum** – No comments
- V. **Design Review Board (DRB)** – No DRB activity since the November board meeting.
- VI. **Secretary/Treasurer Report – Rich Klatt**
- Rich reported that the TRPOA bank account statement indicates, as of January 17, 2023, a balance of \$256,911.43 in the checking account and \$80,431.75 in a money market account. Both accounts total \$337,343.18.
 - Rich pointed out that the roadside tree service (\$24,653.79) was considerably over the budget due the unbudgeted spring cleanup that amounted to \$16,247.00.
 - Significant expenses from November 16, 2022 to January 17, 2023 were as follows:
 - \$324.00 to WIX.com for the computer system website;
 - \$850.00 to Rich Klatt for secretary/treasurer services for December and January;
 - \$1,750.00 to Norwood Pines Supper Club for the TRPOA Christmas party;
 - \$267.85 to Steve Pribis for maintenance services;
 - \$2,672.00 to Dick Fuhrman & Son for snowplowing and sanding; and
 - \$4,167.25 to Foley's Tree Service for roadside tree service.
 - **Property Owner Liens** – Three letters were mailed by John Houlihan to delinquent property owners that a lien will be placed upon their lot if their lot assessment and fees are not paid by October 30, 2022. All three have paid their lot assessments plus late penalties.
 - **Property Foreclosures** – The board is concerned about the lack of response by our attorney for the foreclosures process. We should investigate seeking a new attorney to represent Timber Ridge. Tim Melms was suggested as a possible attorney. Rich will contact Tim Melms to see if he would be interested.
 - **Pool Contract** – An invoice in the amount of \$27,285.25 has been received from TRE, LLP (Timber Ridge Golf and Tennis Club) for this coming year. The concern is without a pool

agreement and a potential new owner(s) that TRPOA needs something in writing that we have an agreement to use the pool this coming summer. Rich will contact Glenn Schiffmann office to obtain a letter agreement.

VII. Roads Report/Discussion - Rich Klatt

- **Foley's Tree Service** -- An invoice has been received from Foley's Tree Service for the remainder of the fee for tree and vegetation removal, and it needs to be approved for payment. Paul made a motion and it was seconded by Fred to approve or the payment of \$4,167.25 to Foley's Tree Service.
- **Winter Roadway Conditions** – Concern had been expressed that we should not be forwarding resident snow and sanding concerns onto Rick Fuhrman. The consensus was that the Roads Chairperson can determine the validity of the concerns and advise Rick Fuhrman if any snow and sanding modifications are required. The board needs to be informed of those concerns.

VIII. Activities Committee Liaison Report

- **Christmas Party** – The 2022 Christmas Party was scheduled for Wednesday, December 14th at Norwood Pines Supper Club; but due to weather conditions, the party was postponed to Tuesday, December 20th. Thirty-five (35) property owners attended the rescheduled Christmas Party. Board members expressed concern that the number attending was considerably less than last year. The increase in price and the desire to socialize after the pandemic shut-down no pandemic could have been contributing reasons for the smaller turnout.
Spring Cleanup – The consensus was that unless winter storm conditions dictate otherwise, there will be no organized spring cleanup.
Spring Garage Sale – We again will have a spring garage sale on the May weekend preceding the Memorial Day weekend (Friday and Saturday, May 19 and 20). Fred will be the chairperson.
Other Social Activities – No other activities are planned at this time. Concerning is the lack of involvement by non-board members in getting involved in planning social activities.

IX. Web Site/Media Report

- Fred indicated that there has been activity on Timber Ridge's web site. Over the last month, there were 118 site sessions of which 81% were new web contacts.

X. Old Business

- **2023 Goals and Objectives** –
 - The need to have other Timber Ridge residents be involved in the planning of social activities.
 - Explore the opportunity of utilizing other asphalt contractors that would respond to our schedules. Also consider giving bonuses for completing a project ahead of the schedule. S & B Asphalt was suggested. Contact Eric Smith 715-614-0736.
- **Welcome Letter** – Fred and Rich will be working on a new resident welcome letter prior to the February board meeting.

XI. New Business

- **Board Nominations** – Rich provided the existing board member terms. Jodi, James, George and Mark board terms will end on June 30, 2023. Jodi indicated that she will not seek another term at this time. A Board of Directors Nomination Paper is required by April 1, 2023 for those that will run for the board. Rich will solicit, via an email, other Timber Ridge residents that are interested in running for the board.
- **DRB Chairperson** – The current chair, Curt Christensen, has submitted his resignation, which is effective on June 30, 2023. Fred indicated that he will chair the DRB as interim chair until a permanent replacement is appointed.

XII. Next Meeting Date – The February board meeting will be on Thursday, February 16, 2023 at Jodi Nasi's home, 7388 Pine Grove Cir. The meeting will begin at 6:00 PM.

Adjournment – A motion was made by Paul and seconded by Fred to adjourn the meeting. The motion passed. The meeting was adjourned at 7:28 PM.

Respectfully submitted,



Rich Klatt
Secretary/Treasurer