

Lake Timberline Board of Trustees

Meeting Date: 01/17/2024

Location: Timberline Office

Call to Order/Roll Call

Members in attendance:

- a. President: Marcus Payne (Via Phone)
- b. Vice President: Roger Meyer
- c. Secretary: Cathy Fronick
- d. Treasurer: Matt Crabtree
- e. Security: Scott McDowell
- f. Maintenance: Tony Huff
- g. Member at Large: Mark Williamson

Minutes from 1/3/24 approved by all.

Bank account update. Previous \$174,886.16 Current \$269,726.05 Last year \$242,397.16 Road Fund \$19,697.90

Election buddy - in process to use in 2024 election. Cathy to rewrite Election Procedures.

Sellable lots for website - See that this is being updated regularly

Lots donated back to LT - Verify that the office is emailing the board as donated lots come in. Several in the works.

Counter offer on Plat 32, Lots 37 & 37A. - Tony to reach out. No update

Well at Primrose - sending drawing back to surveyor to adjust 1 portion of property line at the PO's request. Additional charge for surveyor to come back out is \$600. Board agreed to move forward.

Heat at shower house / token machines - on hold

Angle gate damage - Turned into insurance of PO's guest. Will cost approx \$2800 and PO is paying a \$500 fine. - checking with office to verify the fine was paid.

Spectrum internet and Wifi completed and fully functional at office and gate.

Phone issues with Spectrum, Internet gateway is ordered - Marcus received and email about setting up phones.

Primrose and Timberline bathrooms - on hold

Washer / Dryer in small building up front. Need to see if septic is ok to handle the extra output - on hold.

Joey Henderson's lot / well / property lines - Joey posted that he sold the lots. Board verifying with office.

*Lot with septic behind maintenance needs to be traded for another comparable lot.

Setting up a line of credit at Bloomsdale Bank for emergency use only. Bloomsdale needs appraisals on each property. Contact Belgrade bank as well.

Rules and Regulations update - comments have been added where changes need made - Cathy handed out hard copies for those that aren't able to access Google Drive.

RFID tags - special meeting called with C&C Group and 2 other companies. Several ideas and possibilities. Working out details and final cost. Cathy got in touch with the head of security at another development that uses a call panel. Will have Marcus contact them for further information.

New website - on hold

Jack D shadowing/training in the office and learning everyday functions at no cost to LT.

Past due assessments - LT to file our own judgements for approx \$70. In the works

All board members to inform the rest of the board when money is being spent.

Pond court-PO is getting electric, cleaning up lot, getting cages for dogs.
He is over the camper limit. He is going to remove a camper and continue to clean up.
Send a 45
day letter.

Sent Danny Brauch a 45 day letter for fence that does not meet requirements.

Guard rail at waterfall - ask office if this was paid, if not, send bill to PO - no update.

Repairs to bridge by trash area - on hold. Need recommendations from an engineer

Job descriptions to be sent to Matt to upload into Bambee

Board to have John O look at mini-split at front gate.

Discussion for upper parking for Goff Lake

Possible special vote to raise assessments in spring. Give PO's 3 options to choose from.

Letter to LTVFD regarding their communication for donation lots they receive from PO's.

Mark motioned to adjourn

Roger 2nd

Meeting ended 5:47pm