

## Lake Timberline Board Minutes

Meeting Date: 5/15/2024

Location: Timberline Office

Call to Order/Roll Call at: 6:00 PM.

1. President: Kevin Davis
2. Vice President -Roger Meyer
3. Secretary-Dennis Stear
4. Treasurer: Terry Huskey -
5. Security: Scott McDowell -
6. Maintenance: Jack Lawson -
7. Member At Large: Lisa Robbins -

Old Business:

**Camper 4 sale** -from Plat 32 Lots 37 & 37A purchase. Pictures of Camper 4 Sale by silent Auction are posted & on [laketimberlinemo.org](http://laketimberlinemo.org). NEED: Camper should be cleaned and moved to front entrance by Memorial weekend. IF rain lets up and ground dries out.

**Front gate Bathroom NEEDS:** -sensor lights broken, always on. NEED: light switches. Also need deadbolts that lock from inside so keys don't have to be gotten from gate attendant. 2 Port-a-pots need removed.

**LT Properties:** \$28,000 can be made in properties 4 Sale. Stear wants to purchase and place signs on available lots, making them more visible. 100/\$400. Approved.

**Front Entrance Sign-** Missing letter was ordered; funds being donated by a PO, Devron Bridges. Hope to have by Memorial Day.

**Front Building, "Snack Shack"** update: Dennis Young said if we repair rotted wood and tape it up, he can get it painted soon afterward. As soon as this rainy season clears up.

45 Day letters to clean up properties: several have been served, several board members to will follow up.

**\*\*Primrose Bathroom Update:** Roger repaired the building, hired a plumber and installed new toilets and a shower outside! This beach bathroom looks good and is usable!  
Fence needed around the well adjacent to PO property- bid of \$2,700, that includes 2 6' gates.

Guard Shack Job position-still open

NEED: written Job description and presentation expectations.

NEW BUSINESS:

**LT Fire Dept.** Is requesting that LT purchase some donated properties from them: Plat 29, lots 123, 124 & 125, then sell them.

Board Decision- not to purchase, but add them to the LT properties and try to sell them for the LTVFD.

**Maintenance-** Jack Lawson wants comparison estimates from other Port-a-Pot companies. Lawson is working on and overseeing repair of road equipment.

Maintenance logs are kept as usual.

**Timberline Beach**- has been sorely neglected. Skilled contractors are Volunteering to help. They removed stairs. Roger ordered materials. They will work to rebuild before Memorial Day. A plan will also be made for the neglected Bathroom building.

**Bake Sale** is approved for Memorial Weekend. Proceeds go to raise funds for Timberline Beach repair. There is concern over volunteers being hurt while serving. They need to sign a waiver releasing LT of liabilities.

Stear showed pictures of several huge potholes and large areas of washed out Asphalt at the entrance and on parking area of Timberline Beach. At present, A truck cannot even get to the beach with sand. (Article II, section 1&2, says LT Board has the duty to maintain entrances to lakes and recreational spaces)

**ASPHALT WORK**- Discussion over Priority NEEDS and Covenant responsibilities of the Board. \$20,000 allocated for Wahoo Dam, that is not in bad condition, can be allocated to other needed places, such as Timberline Beach entrance, Maintenance & Public Bath House entrance, & other places of need. Discussion of the Hole in the bridge by Trash dump area, but Concrete is currently being poured in the bridge hole. It needs more than just Asphalt. Furthermore, there is concern that asphalt on the dam would get too slick in n adverse weather conditions, cars could slide off the road into Wahoo Lake.

Board voted 5/1 to re-allocate the Wahoo Dam funds to other more needful places.

Vote was as follows:

In favor: Meyers, Robbins, Lawson, McDowell, Stear

Against: Husky, concerned over what PO will think

**Communications**- Stear connected with the Website admin., updated Calendar with community events.

Board meeting dates and PO Meeting Dates will be posted on the website. Need to check out the website & encourage others.

Stear showed a sign to display for PO meeting in June.

**PROP OWNERS MEETING**: Discussion of date being the 2nd Sat. of June, in By Laws. Both the Pres. Davis & Secretary Stear have conflicting schedules. Stear will be out of country. The board agreed that all board members should be at the 1st PO MEETING, therefore, in accordance with Section II By-Laws, the board unanimously agreed to move the PO meeting to June 22, 2024, and put up the large sign displaying the date weeks in advance.

Location: Paddle Club 10 AM. (**UPDATE: On 5/30, Pres. Kevin Davis told Roger Meyer that to save confusion, the Property Meeting would be re-set to the original date in By-Laws, 2nd Sat. In June. It was then published on all Facebook Pages. )**

Next meeting can be at Hilltop. Davis wants to promote more unity in the community by alternating the location of the PO Meetings as had been done in the past.

**Security**: 1 person was trespassed out.

**Treasurer**: no report; no April financial report was available from the office.

Guest: on subject of Delinquent Assessments-

President Davis introduced a Property Manager requesting to be hired by LT to find addresses for and contact PO who are delinquent on assessments, and PO whose election and assessment billings were returned as "Undeliverable" mailings. She requests a \$23,000 annual salary for this job.

Stear asked if she would consider getting paid on contingency basis. She really wants a salary, but might consider it. (Resume on record)

Stear asked where the funds would come from to hire. He showed figures from March Budget that the present balance is barely enough to pay the current salaries & payroll taxes for the remaining 6 months of the fiscal year. No funds yet for anything extra.

Discussion that since the largest delinquent PO owes over \$20,000 for over 10 years of assessments, and 3 more are similar. We don't have any current contact information on these POs. They are difficult to find, thus, many of the arrears are going to be uncollectible. There is no guarantee that an extra office person will be able to break even to pay her salary. A vote was taken to continue considering her for hire.

5-1 in favor of continuing consideration of hiring this Property Manager for hire for the purpose of collecting delinquent assessments.

Stear abstained.

6:45 Kevin Davis motioned to adjourn; Lisa Robbins 2nd.

Respectfully submitted,

Dennis Stear, Secretary