

# Lake Timberline Board of Trustees

Meeting Date: 12/13/2022

Location: Hilltop



Call to Order/Roll Call Time: 6:21pm

Members in attendance:

- a. President: **Marcus**
- b. Vice President: **Ken**
- c. Secretary: **Cathy**
- d. Treasurer: **Matt**
- e. Security: **will be late**
- f. Maintenance: **Tony**
- g. Member at Large: **Mark**

President: old business

Bank account update.

\$134,353.04 Checking

\$2,309.42 Savings

Joining Parcels. Matt has not joined any. They are the same. This needs done for the new line of credit to be created. Still in works. Once updated can we use line of credit to help purchase road grader?  
Looking into options.

Insurance person came out on 11-17. Update Matt

Loan against the Dump Truck over three years \$25,000 7% interest Cathy was to move forward.  
Will Need two signatures. Scrap or move forward at this point. Leaving as an option at the bank.  
Update Cathy if needed. **Open as option - Loan for 10 years on road grader. Trying to budget payments of \$1500 or less per mo.**

Sellable lots list has been getting updated. After assessments we generally get some lots returned. Cathy is going to work with us on the list and work to assign prices to post. **2 PO's made offers. on properties owned by LT. Board agreed to sell 1 and the board countered the other PO's offer.**

Washer and dryer in the small building up front. Work with vendor so no out of pocket costs.  
P/O would get a key from the gate like showers. Research needs assigned regarding building capabilities, vendors, and insurance. **On Hold Tony**

Employee retention credits might get some for Covid maybe \$10,000.  
We made money during Covid.  
Under review. Matt any update? **No update**

Welcome committee update. **On Hold**

Back assessment list progress. Update Matt

Handrails, riff rock, ballards Wheelchair accessible Dead end ramp by dock.  
Ballards are in. Foran provided costs estimates. Tabled till funding and water shed research.  
Water is running behind wall as opposed to coming out through drain tile.  
Need Goff lake update estimate. Discussed overall plan. Tony getting cost estimate to finish upper parking lot and fix water shed. Status **Tony to get rough cost.**



Need beach rules sign at all beaches. Determine Rules and how many signs we need.

**per insurance co we need swim rope at Wahoo**

**all swim areas need 'rules' sign. Use sign at Silver and Timberline as examples.**

Road Grader appears to have died. Tony has looked at a few can give update with what we have discovered. McCoy would take ours on trade in. **Tony looked at 2, not interested in either.**

Backhoe maintenance RTR, \$8000 for side arm mower for our tractor. **Tony found a part for \$1400 to get the backhoe up and running.**

Truck is in the shop getting a plow put on it at CostCutter Snow Plow and Equipment. \$6200  
**12/14/22.**

**Picking up**

Gate replacement plan: Lockable covers for motors, Need to decide on this. Discussion and Info.  
Front gate is getting replaced. Trying to get second bid from Mineral Area garage door. 1st bid is \$6580 from overhead door.

Angle gate: Tony update on replacing parts. Purchase new gate from spacewalker?

**Possibly maint to install.**

**Maint to change motor, adjust wheels, etc.**

Lake Timberline and Wahoo Dams were inspected Update

**Wahoo - Remove Groundhogs add concrete to culverts, Remove brush at spillway to dam. will need to rent a skidsteer for spillway work.**

**Timberline - clear 25' of spillway 1 truckload of gravel needs added to dam. Skidsteer to be used on this project as well.**

Guard rail at low water bridge. Going to use some of what we have on hold for funds. Temporarily patched the old one. Forans Estimate Total cost \$3,196.63 we need to decide when. No rush.

Definition of hardscaping status. Tammy emailed to board members. Discussion of the importance of having Surveys done prior to improvements and how that should be written.

Cathy working on updating rules and Fees.

include trash fee and that cards/access can be shut off as you will not be a PO in good standing. Mandatory. Add Shipping container rules. Time frame should go along with the rest of the permit. Weather Permitting. Culvert increase. Building permit rules will need to be added also. Dual frontage roads. Rest of Board to help. Cathy is working on this.  
Cathy update

Should cut bottom 18 inches or so of tint off the gate side of the windows at the front gate. **Not done as of yet.**

Angle gate card reader was damaged by ABC supply. Working with overhead door and  
ABC supplies claim dept. \$1201 is the cost it was passed on to ABC supply. ABC Supply sent us the  
wrong check. They are going to fix their mistake and send us

the correct check. Overhead door will come out and fix. need to give half in advance schedule work.

Check on reader and maint to install.



Silver Springs gate damaged by uninsured motorist and subcontractor. Moose construction sending a check. Moose construction said they sent it out Friday. No check in office. Moose canceled the first check and will mail another.

Pressure wash and paint small building and maintenance building up front. Go with colors of the guard shack. Reach out for volunteers. On hold due to weather.

Pavilion replacement plan  
2 new metal ones and Primrose with insurance money, Replace concrete. 18x20 \$1920 each plus concrete costs. Have volunteers to help with concrete. Could go 16x20 also. On hold due to weather.

Beaver issue. Waiting on person to finish hunting. Beavers to be relocated.

MO Conservation to come out after April. for fish count.

Wish List

Replace Pavilions DO  
Bathroom at Primrose

Must do's

Snow Plow Purchased  
Road Grader In Progress  
Heat for Maintenance Used heater from Portable

Pavilion at Wahoo

Heat at shower house get cost for insulation and wire

Skid Steer 4ok-ish. Next year purchase.

Road Grader see what is available: \$40,000-\$50,000 Tony Lease option, maybe smaller one? Matt recommends getting 'newer' grader with lease/loan option. Potential less repairs needed immediately and will keep blame off Tony and the Board for buying faulty equipment that needs constant repairs.

Marcus motioned to move two of the portables up front by the shower house as it is closed for the winter. Ken 2nd, All Yes Update on Status. This is done

Key Box Purchase. Update Ken. Keybox is now purchased.

Getting minutes posted. Cathy is working with Bill to get up to date on the website.

Cathy looking into other options.

Tire Shredders is \$2 per tire. They no longer pickup. We would have to take them there.

New Business

President

New security cameras purchased for the office and maintenance building. Office cameras were taken out by power surge. I will set up so they are ready for easy installation. Do we want online access? Internet usage is a concern. Need a monitor for the office. Put the old office one in maintenance. Use mount in guard shack. Battery back up is out in office. Look to replace battery or purchase one. \$70 at Microcenter.

Spoke with verizon, t-mobile, ATT, cradlepoint and ADT about back cameras. Verizon does not have unlimited 4g in our area for business. 300GB per device then \$10 for every 5gb over that. We use about 2500GB per month. T-mobile would

be \$59 per sim but 50GB at 4G then unlimited at 3G. about 25mb per second.  
We pay \$270 for ATT which does not work. Possible 6 month credit coming.  
Told getting phone cards and altering TTL setting to 64 was not ethical for  
cradlepoint since they are business partners with verizon.



Repair hydrant at snack shop. Just have to replace the top part. volunteer plumber? Water must be shut off. **Maint to fix**

Run new electric to light at flag pole safely underground. See if we can pull wire in conduit under road.

**Purchased new solar light for \$11**

Purchased mount and some shop tools. Pictures of purchase can be shown.

Secretary: **Well for beach at Primrose. Not moving forward with any improvements at this time.**

**Review of 11/22 board minutes and post.**

Treasurer: Report

Bambee update and general information. **Working well and Matt was able to get a better monthly rate with the company.**

1. Review of financials - actual vs budget to date

2. Update on HR/Payroll

**Matt was able to work out a weekly payroll for employees as opposed to bi-weekly as first reported.**

3. Permit closure. Include a \$100 deposit that is returned upon completion effective Jan1

4. Review bldg/permit of tiny home on bee run inside railroad property

5. Front Gate worker issues: shower key, open/closed sign, visitor placard change, gate report access, paint lanes for entrance and no stopping/parking at exit.

**Painting/stripping lines for lanes at the front gate**

Security: Report **none**

Maintenance: Report **none**

Member at Large: **none**

**Tony motion to adjourn**

**Ken 2nd**

**end meeting: 9:23p**

