

Lake Timberline Board Meeting
Meeting Date: 12/20/23

Call to Order: 6:17pm

Roll Call

Members in attendance:

Marcus Payne- President
Roger Meyer- Vice President
Cathy Fronick- Secretary
Matt Crabtree- Treasurer
Mark Williamson- Member At Large
Tony Huff- Maintenance
Scott McDowell- Security

Minutes from 11/1/23 minutes - Approved

Bank acct update: previous balance: \$73,177.33 Current: \$107,044.70. Need to compare where we were last year at this time.

Election buddy - in process for 2025

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.

Counter offer on Plat 32, Lots 37 & 37A. - Tony to reach out and give board and update.

Small building up front to be painted - on hold

Well at Primrose - sending drawing back to surveyor to adjust 1 portion of property line at the PO's request.

Heat at shower house / tokens to be used for showers (\$5). Moving forward with tokens, however heat is on hold.

Silver Springs gate damage - The remaining balance is \$255. The board has reached out for several months trying to collect the balance. The board agreed to write the \$255 off due to costs for repairs being covered with previous payments.

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.

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 be traded for another comparable lot.

Joining parcels that LT owns and are on 'no sell' list - Lots have been joined. (completed task)

Rules and Regulations update - comments have been added where changes need made - Cathy to print hard copies for those that aren't able to use 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 reaching out to head of security at another development that uses a call panel to see who they use.

New website - on hold

Hiring of office manager - set up several interviews off site -
Cathy motioned to hire Jack Dudek and to work out details prior to bringing him onboard.
Marcus 2nd
All in favor - 7

Past due assessments - LT to file our own judgements for approx \$70. Creating a list of contacts and informing them of the judgment to be filed.

Bradley Hartrup's fines were paid and lots are being worked on. (remove from agenda)

Pond court - PO was to get electric, cleaning lots and cages for dogs - PO going to move a camper and clean up. - send 45 day notice

Community service for minors - not followed up with by security - remove from agenda

Danny Brauch - sending a 45 day letter

Guard rail at waterfall - ask office if this was paid, if not, send bill to PO

How many 45 day letters have been sent out in 2023? No updates on the spreadsheet?
Security to keep the spreadsheet updated.

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

Informational sign at bottom of the hill by trash area - completed task (remove from agenda)

Asphalt fee to be deposited in a separate acct - office has been notified.

Job descriptions to be sent to Matt to upload into Bambee

Buoys and swim rope on lakes - needs to be removed before hard freeze

Terry Thomure complaint - lack of gravel on his side road. Meadow dr. - Cathy drove it and tried to call the PO twice to discuss. The road was wet that day and made up of hard compacted clay, not mud. Not much gravel but was smooth and drivable with no potholes. It was mentioned in a previous meeting that we would hold off on graveling roads due to winter coming and plows would scrape gravel into ditches.

Still have work order requests from earlier in the year that are on the list to be addressed. maint will get to them as they are able.

Discussion about lots that Marcus purchased across from Primrose boat ramp. Board agrees that Marcus does not need to sell the lots back to the board.

Matt Motioned to adjourn
Roger 2nd

Meeting ended 7:59pm