Minutes to LTPO held on 1/22/2022 10:00am at The Hilltop Lodge

Board members present

Roger Meyer – President

Cathy Fronick – Vice President

Ken Jones – Treasurer

Scott Mason – Member at Large

Meeting opened at 10:00am with The Pledge of Allegiance

President Roger Meyer welcomed everyone

Ken Jones recapped that finances are good, and we have not had to use our line of credit

We took in $191,000 in revenue in December

Questions / comments / concerns from the Property Owners

Dena Williamson stated that the Hilltop Lodge has operated with a Board since 1970. It was suggested that The Hilltop Lodge maintain a board and offered a signup sheet to be signed after the meeting. 3 positions are currently available, volunteers are also welcome

Dena offered a current statement of account to show deposits and withdraws for The Hilltop Lodge

Unfinished Business

Angle gate will be on the ballot this election to permanently close or to repair and keep open. Also on the ballot will be the financial impact to make Angle gate operational.

Many repairs to Angle gate due to damages

If voted to stay open, gate will be replaced with something more durable and with a possible guard

Property owners concerned with people living in cabins under 600sf as well as tents

Road maintenance – some need to re-paved

 Possible new roads to be paved – The board will look into getting bids

4 major fractures on Bee Run – erosion could possibly wash parts of the road into the lake

It was suggested to maintain ditches to prevent roads from washing out

Suggestion to add lights to Ameren poles

It was proposed to implement a comprehensive maintenance program – 1 week in each plat, 4 plats per month etc. within 9 months all plats would be addressed. Road grading, tree trimming, brush removal, ditch the road

It was suggested that Lake Timberline pay for the first 2 or 3 Ameren electric poles to increase interest and property value on Southwood.

Question was asked - what is the procedure is to change the covenants.

New Business

Concerns with Contract exceeding $5000 for trash removal wasn’t brought to property owner’s attention prior to entering the contract. It appears that the members of the board have not been following the Covenants by acting without the support of a majority of board members. Example: the trash contract was entered into without any other board member having seen it beforehand.

It was asked if a cost analysis was done prior to entering into the contract

July – December, trash costs has increased 67.8% increase.

A motion was made that the entire board meet within 10 days of the Property owners meeting to review the current trash contract, come up with a solution to reduce the cost to be equal or less than what we were originally paying before entering the new 60 month agreement and present that to the property owners within 10 days after the board meets. Motion was seconded and passed.

A motion was made for the board to create a committee within 10 days of this meeting, to review, amend and submit for approval to property owners present at the next Property Owner meeting in April, a complete review of all governing documents. The committee to include 3 non-board members and 2 board members. Each member of the committee to be voted in by a majority vote of the Board. Motion was seconded and passed.

A motion was made that the President, Secretary, Maintenance and Member at Large run for re-election in this even year, as stated in the Covenants. In 2023, the Vice President, Treasurer, Security and member at large will run for re-election. Motion was seconded and passed.

A motion was made that all governing documents be posted on the Lake Timberline website and each new year, all property owners are to sign a copy of all said documents and filed at the office. Motion was seconded and passed.

Hiring and firing policy is not currently being followed by the board. The bylaws state that applications are to be reviewed during a meeting of the trustees. Background checks, reference checks, and drug test are required prior to employment.

The board agrees to begin to follow the guidelines of hiring and firing found in the bylaws

The board is looking into a breakdown of assessment income between weekenders and fulltime residents

Lakes – it was brought up that certain lakes are overgrown and need access spots. Dennis Callahan was recognized for creating fish habitats for the lakes. Hot spot maps for fishing will be available in the near future

Shocking and stocking the lakes was discussed

Scrap PVC and cedar tops are needed for more fish habitats.

11 beavers and 9 muskrats removed from Goff Springs

Volunteers were encouraged to help our community in different ways.

It was asked that maintenance maintain park areas once volunteer work has been completed

2 dams on Bee Run are said to be leaking. The board will be looking into this. The conservation dept to visit lake timberline within the next month or so.

Shower house has no cold water – all trades needed for different aspects

Upgrade coming to Primrose beach parking and Goff springs

Signup for Board seats begin 9:00am 2/15/22 and end 4:00pm 3/15/22.

March 19 10:00am - Meet and Greet introduction for candidates

April 30 – Election day

June 11th – Property Owners appreciation BBQ

Gate at the dump to be moved back 15 ft. You are welcome to walk your household trash in on non-working hours

Gate security – people are being let in when not called in. ie: businesses selling insurance etc

Important Facebook pages

 Lake Timberline Board of Trustees (The Official Page for Lake Timberline)

 Citizens Bettering Timberline