



Lake Timberline Board of Trustees

Meeting Date: 01/10/2023

Location: Timberline Office

Call to Order/Roll Call Time: 6:18pm

Members in attendance:

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

President: old business

Bank account update.

\$159,276.23 Checking

\$2,309.52 Savings

Joining Parcels. This needs done for the new line of credit to be created. Still in the works.

Tony took over task. Update **Need addresses of which parcels to join**

Insurance person came out on 11-17. Have we heard anything yet? Update Matt **Has not heard back from insurance co.**

Loan against the Dump Truck over three years \$25,000 7% interest Will Need two signatures.

Leaving as an option at the bank.

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.

Cathy update. **Priority was completing rules & fees to post. Will work on sellable lots list in the coming week.**

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 Matt**

Back assessment list progress. Update Matt **working on have received back assessments and those are on the budget vs actual statement provided to the board**

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 approx \$6k for blocks, gravel/rock . \$22,900 if a contractor is hired to fix and complete the project. Other options to allow for more upper parking and extending the drive were discussed.



We need 2 beach rules signs made and a rope at the Wahoo swimming area. Possibly move Primrose rope to Wahoo and expand Primrose swimming area some with new rope. Take pics of beach signs at silver and timberline beach. Compare, make updates/changes and have 2-4 more signs made.

Road Grader will be getting delivered. We will get final trade in on ours and get information to Cathy so she can finish up the financing with the bank. Cathy needed board members to sign paperwork at the bank also. Cathy can discuss. All is in place, waiting for P.O. from grader company to finalize loan with the bank.

Backhoe maintenance RTR, \$8000 for side arm mower for our tractor. Foran discovered the issue. Found the part for \$1488. It will be in, towards the end of January.

Report Warranty expired on Septic. It has some bad parts and needs filters. Warranty was actually through Triple AAA Zoellner. Update Tony Ordered new box for maintenance to install. Septic must be pumped and filter to be changed.

Gate replacement plan for Angle. Adding walk gate, Fixing signs, motor repaired. Lockable covers for motors are being made. Front property owner gate has been replaced. Angle gate card reader. Received check form ABC Purchasing the parts and using an old pedestal. Our maintenance to do the work to save costs. Tony Update Kid's walking gate at Angle Gate is installed and functional. Rule boards at Silver and Angle gates need weeded / mowed. Flag to be added to the gate at Angle for better visibility when opening and closing.

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. Offered for them to make payments. Marcus will continue to call.

Lake Timberline and Wahoo Dams were inspected Wahoo, Remove Ground hogs, Put concrete around around spillway, clean brush in spillway to backside of Dam. Timberline clear 25ft on other side. Level the levy off, low in middle. Clear some brush at the bottom. rent equipment for this. One day rental. Status update Maint to rock top of Timberline Dam 1/11/23. Take pics or call Conservation Dept for reinspection.

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. Patched for now. Bridge by trash is failing and need fixed soon. Tony to get 3 bids and report back.

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.

Permit closure. Include a \$100 deposit that is returned upon completion effective Jan 1. Make office aware and get into Rules and Regulations.

Cathy is working on this. Cathy update. **Reviewed with board. Will meet with Matt to fi**



Pressure wash and paint small building and maintenance building up front.

Go with colors of the guard shack. Reach out for volunteers. **On hold for 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. About \$1200 in concrete. **Pavilions ordered and to be delivered in 2-3 months. Concrete specs given to Maintenance.**

Beaver issue. Waiting on person to finish hunting. Ok to permanently relocate beavers and groundhogs reach out to people about traps. Update Matt **Actively addressing.**

MO Conservation to come out after April.

Wish List

Replace Pavilions **DO**

Bathroom at Primrose

Flock system **DO**

Heat at shower house **get cost for insulation and wire**

Skid Steer \$40,000

Road Grader being purchased

Must do's

Snow Plow Purchased and mounted

Road Grader being purchased

Pavilion at Wahoo

Key Box Purchase. Update Ken Purchased box. Need to line out keys and locks

Ken working on sorting keys/locks and engraving

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

Cathy to update review some if needed.

Update on tire removal

Cathy shared a spreadsheet of businesses/people that take tires to recycle. A place in Hillsboro charged \$1.50 a tire. Maintenance loaded and hauled them but the co had an issue with dirt and water in tires and was turned away. Spreadsheet forwarded to Foran for further research.

New security cameras installed in the maintenance building. Office cameras are being setup.

Marcus tol set up so they are ready for easy installation. Marcus donated monitor for maintenance.

Battery back up is out in office. Cheaper to replace battery. Get model number.

Marcus spoke with verizon, t-mobile, ATT, cradlepoint and ADT about back cameras.

Looking at alternative and cost effective options to better suit the daily functions of the office, front gate and maintenance. Marcus has a call into

our new account representative.

Repair hydrant at snack shop. Just have to replace the top part. volunteer plumber?

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



Well by Primrose beach.

Not addressing at this time.

Cathy gave Tony and Marcus contact information and shared their contact info with th

Front Gate worker issues: shower key, open/closed sign, visitor placard change, paint lanes for entrance Quote was sent to board. **Raise to min wage. done. Get Key to shower (shelter in place). done.** Not putting a sign up at exit.

Open close sign? Visitor placard change? **Matt to purchase open/close sign and working on possibly changing visitor placards.**

New Business

President

Bob Buban complained we are allowing people to live in campers and swellings under 600 sqft.

Threatening to sue. The board asked how we prove they are that person's permanent residence. He thought maybe we could use an address somehow.

Carol Graham states she is supposed to have a key to the gate. Has signed/recorded paperwork and is in the office for us to review.

Should the Timberline Board have an office/ place of their own? **will have meetings at the front office moving forward.**

PO made an offer on a lot that the board is reviewing.

Solar light and paint for Timberline sign. Matt to purchase.

Amy Huff Raise \$1.00 per hour

Frances \$1.00 raise

Treasurer: Report Working on Actual vs. Budget

Bambee update and general information. **2/6 Auto payroll's first run. Working on timekeeping portion. Has 3 labor law posters for maintenance, front gate and office.**

Security: Report

Violation sheet needs updated. 45 day notices. Past 45 days do we want to start cleaning some of these lots?

Discussion

on how to move forward with clean up, fines and liens.

Tony motioned to adjourn

Tammy 2nd

End time: 10:14pm

