

Lake Timberline Board Minutes

Date: April 16, 2025

Location: LT Office

Call to Order Time: 5:10 P.M.

- April 2 Meeting cancelled due to Tornadoes in the area.

Roll Call: President Anthony Huff – P

VPresident: Roger Meyer - P

Security: Scott McDowell - Resigned

Secretary: Dennis Stear - P

Maintenance: Vincent Palmer - P

Treasurer: Terry Huskey - P

At Large: Lisa Robbins - P

Reading of the Minutes: **Motion to Accept: Huff; Second: Stear All in Favor**

Board Reports:

Treasurer: reminded board about CD maturity dates. One will mature 6/6, one in August.

V President:

Security:

Maintenance: new equipment

At Large:

Special Order:

Office Manager updates: none

Covenant Committee report: Proposed ATV Rules changes. Proposals were taken under advisement.

Unfinished (Old) Business

Maintenance Vehicle Loans: Purchase of new equipment includes 2012 JD Truck Loader base, 2019 JD Compact Excavator, new rotary brush cutter and new power rake for road maintenance. Purchase is financed for 60 months through John Deere Financial. \$99,591 financed + \$20,178 finance charge = \$119,770 total @ 7.5% interest = total payout \$160,803. Making \$2,000 monthly payments.

Security issues: Fine and restitution for damage to Silver Gate. No update.

Volunteer Code Enforcers: An organizational meeting has been held and forms developed.

Community Book Sharing Library Box: Okayed. Location is being determined.

New Gate suggestion from Huff: Tabled due to cost.

Roads: Proposal from M. Miller Asphalt Paving . . . passed out. No action taken at this time.

By-law changes being written in and filed: will finalize after the election with any other changes.

Sec. II Para. 3 Title to “Property Owner Meetings” to five (5) property owner meetings” per year scheduled for April (**annual election**), June, September, November **and February**. All approved.

Sec. III New Para. 15 Title: “At Large Member” description “Oversees and follows up on Property Issues and the Property Code Enforcement Committee.” All approved.

Ballot Issues for Voters: #1 Owner initiated assessment increase of \$10 per secondary lot per year until 2030. **#2 Paid Employee ineligibility** to run for or serve on the board. Election is April 26.

Personnel

Maintenance: Employees: Foran Stark, Sup., Aaron Scott, FT, Ron Harris, PT.

Security: Gate employee has been written up. Write-up filed. Terminated.

County Officers: Mike Ryan sent a letter of recommendation for Deputy Callender to take Ryan’s vacated post as lead officer. Motion to follow the recommendation by Palmer and second by Huskey. All in favor. Officer Barton is to be hired on as a fourth officer.

Job Description for officers was offered by Stear. This was in response to the action taken at the Nov. Property Owners meeting (when a motion was made, seconded and a vote to approve occurred) to make such descriptions. Need to build a description for police and security.

Equipment

Office Computer system: Our IT owner is retiring and wants to sell his tech properties to us. His asking price is \$10K. We need to determine our course for the future. No updates.

New Camera is to be installed near the front gate for better identification of autos and license plates. \$2500 annual fee. No update.

New Business:

Security “board position” vacated by Scott McDowell was offered to Marcus Payne so the board remains operational until election of new board April 26. Board Members all in favor.

Contracts for Port-a-pots and Gravel were made by Pres. Huff

Trash area has unacceptable items (mattresses) being left. Trash shed window is still broken out and boarded up.

Primrose Bathroom -Huff and Meyer said it gets trashed and is destroyed; clothing in the toilets, saying it will be torn down and replaced with port-a-pots.

Property purchase request: Duane Mott would like to purchase Plat 04 Lot 06; no \$ offer made. Huff suggested we offer it to Hilltop at a price to be determined from previous bidding. He would have Jack research and notify Hilltop in writing of the possibility. If rejected the same offer would be made to Duane. This includes road to Hilltop. No opposition.

Adjournment: motioned by Meyer and seconded by Palmer at 5:54 p.m. **Next Mtg. 5/7**