

Lake Timberline Board of Trustees

Meeting Date: 2/7/2024

Location: Timberline Office

Call to Order/Roll Call 6:21pm

Members in attendance:

- a. President: Marcus Payne - Absent
- b. Vice President: Roger Meyer
- c. Secretary: Cathy Fronick
- d. Treasurer: Matt Crabtree
- e. Security: Scott McDowell
- f. Maintenance: Tony Huff
- g. Member at Large: Mark Williamson

Minutes from 1/17/24 approved by all.

Bank account update: Previous **\$269,726.05** Current **\$302,442.47** Road fund **\$56,175.35**

Election buddy - in process to use in 2024 election. Cathy handed out new procedures and requested feedback from board members by 2/11/24 PM.

Sellable lots for website - See that this is being updated regularly.

Lots donated back to LT - A couple more are to be added to our list to price and add to the website once paperwork has been completed. Cathy added addresses to our current plat and lot list to make it easier for all to find.

Counter offer on Plat 32, Lots 37 & 37A. - Tony to reach out. Counter at \$5000 was accepted and PO is to come in Friday to sign paperwork. Done. Can work on cleaning up lots now.

Well at Primrose - sending drawing back to surveyor to adjust 1 portion of property line at the PO's request. Additional charge for surveyor to come back out is \$600. Board agreed to move forward. To be completed 2/19/24.

Heat at shower house / token machines - Doing more research

Angle gate damage - Turned into insurance of PO's guest. Fined \$500 to Tim Harden. Making payments at \$100 per month. Has paid \$200 on his fine to date. Overall repair cost will be approx \$2800.

Stop sign damage at boundary and Peartree - PO has turned it into his insurance. LT needs to turn it into our insurance. Check with Roger n Scott.

Surveyor for Fritz Ct to give us a printed invoice to pay

Joey henderson lots - office not issuing gate cards until lots are paid in full and deed work is completed or a contract is brought to the office.

Tony bought approx 36 concrete blocks and caps @ 25ea for maintenance to rework the salt bin as well as 22 start the bottom row for a wall for parking at Goff beach.

Board agrees to use Unico bank - Frances to pull paperwork for Cathy to take to the bank to start loan process.

Primrose and Timberline bathrooms - on hold

giving letter to fire dept - Cathy to put in their box.

Need to reach out to C&C Group regarding RFID tags.

Washer / Dryer in small building up front. Need to see if septic is ok to handle the extra output - on hold.

*Lot with septic behind maintenance needs to be traded for another comparable lot.

Rules and Regulations update - comments have been added where changes need made - Cathy handed out hard copies for those that aren't able to access Google Drive. We will incorporate a page or 2 to review at each board meeting as time allows.

New website - on hold

Jack D shadowing/training in the office and learning everyday functions at no cost to LT. Discussion about moving forward and realignment of positions in approx 3 weeks.

Several undesirables have been removed from the community.

PO's that do not comply with an issued 45 day notice will be taken to court by the board of trustees. Several PO's and their properties are in the works to be filed and taken to court.

Several dogs running free on Marilyn Dr. Pictures to be given to security and fines to be issued to the PO'(s) once they are identified.

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

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

Maint interviewed a motor grader operator for \$17 hr to replace Damian. Tony Motioned to hire Ron at \$17 if back ground comes back clean.

Matt 2nd

5 yes

Remediation of lead soil starting up again in the spring.

Scott questioned Tony about pulling a trailer through Angle gate. Terry Huskey and 2 other PO's brought it to Scott's attention. Tony said to write him a ticket and he would pay it.

Matt motioned to adjourn

Tony 2nd

Meeting ended 8:04p