



Lake Timberline Board of Trustees

Meeting Date: 03/6/2024

Location: Timberline Office

Call to Order/Roll Call 5:05 PM Motion to adjourn Roger, 2nd Cathy, all yes 7:48 PM

Members in attendance: Jack D 5:15

- a. President: X
- b. Vice President: X
- c. Secretary: X
- d. Treasurer: X
- e. Security: X
- f. Maintenance: X
- g. Member at Large: X

Review previous minutes: **Approved**

Bank account update. Previous **\$371,001.33** Current **\$354,979.51** Road fund **\$84,253.16**
Funds were transferred to Asphalt road repair fund

Election!!!!!!

Election Buddy. Cathy handed out new procedures and requested feedback by 2-11.

Ballot assessment increase

We should just raise them to \$200 for all lots

Raise all lots to \$183 with cost of living increase yearly. **add not to exceed 3%**

Increase the secondary lots at \$25 a year for the next 2 years with cost of living increase yearly added to all lots. **Increase primary lot to \$183 and add cost of living increase not to exceed 3%**

Meeting with Election Buddy working on best way to vote day of election

Need to set up a kiosk for people to vote at. Possibly small building up front.

Review the proposals for the ballot along with EB updates and plan

All POs get postcard to vote. Votes are then scrubbed based on eligibility to vote. Email, text, phone (QR), web (computer) will still be able to vote in office and day of election. We will need to set some tablets, laptops up for people to vote on. They can also use anyone's phone as each QR code is different.

Lot lists that are in works

Sellable lot lists. Tax lot lists for possible board purchase. **Office said there will be several we should purchase that are coming up.** Cathy added addresses to the current list to make them easier to find.

Cathy is getting addresses on new lots. Yea!

Plat 32 Lots 37, 37A. We received the title for the camper. **Plans Try to sell**

Need to put electricity in our name. **Give info to office to call. Marcus to call**

Small building up front was pressure washed and still needs paint. Make small laundry area.

Get key from gate like showers. Would require wiring and plumbing laid out in little shack.

Tony to see if septic can handle extra output.

LTBOT wish list

Well/Bathroom at Primrose. **Survey Update This week should be done**

Need proposals, plans for bathrooms.



Heat at shower house, get cost for insulation and wire work with John time permitting. Move forward and start charging for showers. Restrooms would be free still. Tokens for bathrooms. \$5 dollars per shower, use tokens. \$540 each at King Supply. Move forward with plan for tokens. Then the board will revisit heat.

Marcus emailed maintenance info on shower valves.

President:

Angle gate damage was turned into auto insurance of PO's guest. Payment received. Person who hit the gate wants us to remove trespass so he can come in and buy some lots. PO is making payments on the \$500 fine. 200 paid so far will revisit when fine is paid in full. PO's gate card needs turned off if not paying **check with office** After checking with office PO's gate card was shut off for nonpayment.

Phones in questions due to analog lines confusion on Spectrum's side. Supplied Phone company with office equipment and pictures. Working with Chad from Spectrum **Still working with Spectrum (multiple people on their end.)**

The office is waiting for a box to send back equipment and receiver from the dish internet. **Tony to have maintenance take the receiver off the dish so we can send it back.**

LTVFD asked about placing 911 signs at beaches and other common areas. Get more info on placement Possibly just beach signs stating the location? Felt people would know to call 911.

Vice President:

Roger brought up donated lots from the fire dept. they would give the board first chance at purchasing the lots. Only 2 at this time. Both are in arrears for assessments. Letter to LTVFD regarding their communication for donation lots they receive from PO's. Asked if Roger hand delivered our letter to the FD. He did not but doesn't believe the lots have been donated back yet. We will put our letter in the FD box at front office. Giving letter to LTVFD **Update Letter is in the box at the front office.**

Secretary:

Cathy and Roger went and spoke with Unico about a line of credit. Frances is working on gathering the required information, 30 days to close once gathered. **Update gathering more needed information**

Cathy working on updating rules and Fees. Cathy gave handouts for review. Plan to incorporate a page or two at each meeting to review.

RFID tags. Looking for some more options on visitor access side of things. Rfid readers and stickers with with gate software would work. Need internet at the back gates. Testing verizon mobile boxes. Need other ways to get visitors in, keypad.

New office manager is coming in and training when he has availability. Making good progress. Plan has been setup. **Need to discuss details with appropriate parties.** Schedule meetings with employees. Possibly do a contract with said employees
New hire has been shadowing/training in office at no cost to the lake. Discussed moving forward and realignment in aprox 3 weeks **Make Plan Update**
Look into getting employee contracts written.
went over some future ideas Jack had. ability to pay online, deedwork.



Treasurer: Budget Discussion

3964 Lots are paid up, 2350 PO's

About 500 needed. \$70 to file a judgment, have the office start list, let people know we will file a judgment. Office stated we used to turn late pays into transunion.

Matt emailed information about filing a judgment. Moving forward on big offenders

that we feel we have a chance to recover. **Have 5 offenders that were chosen to move forward on.**

Bowles is working on getting information. Tony to call our Fredricktown Lawyer the lake normally uses.

Matt told Frances not to pay for the Fritz court survey as we only had a handwritten invoice. We need a real invoice. We will need to pay it. Joey had moved survey stakes. Need to know issues with electric and well. Need to check with office to see if we received a real invoice. **Update**

Security: Report

Pond court update. Continuing to make improvements, Security is monitoring closely.

Dogs are gone, lot is getting worked on **Working hard, no fine**

PO's letter was sent registered mail. She said they had not received the letter yet. They have to pick up as it is registered mail. PO to schedule a meeting with the board regarding his notice. If the board does not get a response back we will move forward with court filings

Bowles to deliver letter

Guard rail at low water bridge. Fine \$1500. Office said PO is making payments of \$100 a month. This will spread it over into next year. Did the board agree to this? or are we just happy we are getting it back? Gate cards are turned on.. Need to shut off.

Scott and Roger to get names on people **Update Marcus to get name and payment info from office**

Give Officer Mike Ryan a tighter budget and he can send his employees in when he can.

What do we mean by tighter budget? Do we have a number? Going to talk to Mike Ryan and see what we can figure out. **Update Matt to get a number for Mike Ryan for his budget.**

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.

Scott and Roger to go through the 45 day letter notices and check to see if improvements have been made. 45 day letter notices do not expire. **Update**

Update and Status

Maintenance:

Fixing the bridge by trash as it is washing out around the culverts.

Get some cost estimates from contractors, see what needs done. Estimates and possible special assessment. Possibly pump concrete into the hole in the asphalt Bridge. Investigate Band aid hole in bridge with concrete.

Wait to see what engineer recommends same status

Working on graveling roads as budget allows. Goff lake back wall plans. Maint purchased concrete block from Zoellner for \$25 each. 22 blocks for Goff **Plan to place blocks and drain tile. Tony got the lake a better price on gravel**

EPA is coming in to do remediation at Primrose and Wahoo in the spring. Tony has

information on what all will be done. **No start date from EPA at this time**

New PO boxes are in. Cost has to go up. We need to post on website and social media available with the price. \$150 each. **Cathy to reach out to Bill Stevens to get on our web page.**



Tony is going to get with PO about what we need cleaned up 25 hours for community service. **In Contact no firm plan yet**

Member at Large: No status report

Discussion

Tony on a tight budget still waiting on December's information from the treasurer. Matt was emailed the information on Jan 17th. Must have just been missed.

Discussion of having conservation stock the lakes and opening them to the public as required (once a year, possibly Christmas day) **Need to research this. According to conservation there is no such program**

Phantom Lake has scum on it. Appears to be sewage from a house on the lake Foran has reached out to the health department. County will address.

Ok to pay Chris for the Flag as it is half the cost. Just instructed to let us know upfront moving forward.

Voted to wave PO fine as they have had numerous roll off containers come in and are cleaning on the lot.

Intruder to remain trespassed out of the lake.

We received insurance renewal.

Assignment of tasks