

## Lake Timberline Board Minutes

Date: March 19, 2025

Location: LT Office

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

Roll Call: President Anthony Huff – P

VPresident: Roger Meyer - P

Security: Scott McDowell - A

Secretary: Dennis Stear - P

Maintenance: Vincent Palmer - P

Treasurer: Terry Huskey - A

At Large: Lisa Robbins - P

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

Board Reports:

Treasurer:

V President:

Security:

Maintenance:

At Large:

**Special Order:**

**Office Manager updates: none**

**Covenant Committee report:** Proposed ATV Rules changes. Proposal to Contract Office Mgr. and Maintenance Mgr. was suggested. These were taken under advisement.

**Unfinished (Old) Business**

**Maintenance Vehicle Loans:** Purchase of more user friendly 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. New payment will be \$1996.16. Belgrade Loan is rolled into agreement. A trailer was purchased from Busenbark's for \$6900.

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

**Volunteer Code Enforcers:** Becky Stear requested permission to begin organizing volunteers. Approval was given to move forward. There are 10 volunteer code enforcers enlisted to date. An organizational meeting was scheduled for Saturday 3/22.

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

**New Gate suggestion from Huff:** Butterfly MX: \$117,000 new gate system. \$79,000 annual fees. Further research is being done.

**Roads:** Asphalt plan is being developed. Nothing definite at this time.

**By-law changes being written in and filed:**

**Sec. II Para. 3 Title to “Property Owner Meetings”** and “There shall be **five (5) property owner meetings**” per year scheduled for April (**annual election day**), 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. That will bring all lots to a \$165 annual assessment in 2030. **#2 Paid Employee ineligibility** to run for or serve on the board. Many people believe this is already the case. It is not, so they can now settle the issue.

**Personnel**

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

**Security:** Gate employee has been written up. Write-up filed. No other action at this time.

**County Officers:** Four officers are on the payroll. Mike Ryan’s position of responsibility needs to be reassigned. Nothing new.

**Job Description for officers** was offered by Stear. This was in response to the action taken at the last Property Owners meeting (when a motion was made, seconded and a vote to approve occurred) to make such descriptions. Working on legal difference between police and security.

**Equipment**

**Guard Shack:**

**Maintenance:** Vinny is recovering and working PT in the office. New equipment is operational. Power Rake is being used on roads to take care of potholes and ruts.

**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 Business:**

**Culvert** pricing is increasing to \$1500 or PO can hire a private contractor. Still needs permit.

**New Camera** is to be installed at the front gate for better identification of autos and license plates. \$2500 annual fee.

**Adjournment:** motioned by Meyer and seconded by Palmer at 5:54 p.m. **Next Mtg. 4/2**

Submitted by Secretary Dennis Stear