

Lake Timberline Board of Trustees

Meeting Date: 4/18/23

Call to order 6:15p

Roll Call

President: Marcus Payne – present

Vice President: Ken Jones – Absent

Secretary: Cathy Fronick – present

Treasurer: Matt Crabtree-present

Security: Tammy Burns – present

Maintenance: Tony Huff-arrived approx. 6:30p

Member at Large: Mark Williamson- present

Review previous minutes: Cathy to email them for approval

Bank acct update: \$304,295.65

Preparing for upcoming PO meeting: update financials, answer questions, review previous minutes and give updates.

After April's election, appoint 2 board members to work on implementing Election Buddy to handle our future elections.

Cathy working on joining Lake Timberline owned parcels in order to use as collateral at bank for loans.

Working on sellable lot list

Working on lots not for sale

Working on tax lot list for potential board purchase

Trying to get in touch with owners of Plat 6, lot 9 which our septic is currently on. Offer to trade this lot for plat 33, lot 95.

James Maddock wants to donate his lot back. Referred him to office for proper steps to take.

Denise Gebhardt sent us a letter saying she wants to donate it back. There are other names on this deed and can't be given back without everyone's approval.

Power wash and paint maintenance building and small shack weather permitting. Will ask for volunteer help. Dennis Young has purchased the paint for Lake Timberline.

LTBOT Wishlist

Bathroom at Primrose beach – agreement has been worked out with PO on the well.

Heat shower house at front gate – need bids on insulation and wiring.

Skid Steer \$40,000

Guests cannot bring in / trailer in 4 wheelers, side by sides etc. If no LT stickers / placards, they must be dropped off in parking lot at front gate.

One more office camera needs installed.

Run wire for monitors.

Need to paint Timberline sign and hang solar light.

Randy Koyn is pumping PO's porta potties for money and dumping in the RV dump station at front gate. This is causing damage to the septic system and must stop. Marcus to reach out.

Silver springs gate damaged by uninsured subcontractor. Moose construction will make 3 payments to take care of damage.

Jessica Pilger claims to have made an offer on Plat 5 Lot 33. No amount was given to the board.

Tony's back assessment research shows 1.5 million owed in back assessments. Would cost LT \$250,000 to file in court

Cathy updating Rules and Regulations

- Dual frontage road definition

- Hardscape definition

- Jug fishing

- Survey on lots that require hardscaping or placing buildings / structures on lots, including shipping containers.

- Permit closure. Include a \$100 deposit that is returned upon completion and sign off effective April 1, 2023.

Contractor list to be updated and then used as handouts at the office.

RFID tags- trying to get this implemented by November 2023. Eric with C&C Group agreed to come to a board meeting to discuss.

Working on new website – will keep Bill Stevens informed

Buy open/close sign for front gate workers

Mark and Matt to update LT building permit form. Must have room for 2 board members to sign off on permit. Board reviewed. Need to make adjustments.

This has changed to 1 signature being a board member, the other signature required is from the maintenance supervisor.

Welcome committee update: on hold

Timberline and Wahoo dams both have groundhog / beaver issues. Reaching out to Jerry about traps.

Shipping containers that were placed and unpainted as of March 2023 will have PO's contacted. Reviewed 45 day notices and went over security binder, then handed over for new head of security.

Election committee:

Cindy Daggett, Jan Miller, Amanda Henson, Ed Magraw, Dennis Stear, Becky Stear, Debbie Koewing, Sharon Boudet, Janet Shippee, Julie Doggendorf. All confirmed they are still available as volunteers to count ballots. Tammy (overseeing election committee) shared handout of current status of election procedures.

Ken is out of town but will bring key box to the office when he gets back.

Tammy motioned to hire an employee for the front gate. Tony 2<sup>nd</sup>  
All 7 in favor.

Gate employees requested a sign not to stop right outside of the exit gate, it blocks traffic. A sign has been installed.

Primrose concrete pads are poured and the pavilion co has been contacted.

Estimates to repair the backhoe range from \$24k - \$26k. RTTR is approx. \$20k.

Hours from maintenance need to be moved to the correct places on the budget sheet. Ex: office, trash, security

Tony to get bids to fix the bridge by the trash area. May need a special assessment to fund this project.

Maint temporarily fixing the guardrail at the low water bridge (waterfall) with materials we have on hand. Foran project the estimate cost to be \$3196.63. Permanent fix on hold for funds.

Wheelchair accessible at Goff Beach? Much discussion

Water running behind the block wall instead of through drain tile. Work on having an Engineer come out to assess.

Ropes and buoys have been delivered. Maintenance to put together and install weather permitting. Will ask for volunteers to pull weeds from water when it gets warmer. Jack Dudek has a tool he offered to help.

Possible washer and dryer in small front building. Must look at what the septic can handle, soap etc. On hold

Mark to bring updated rules for signs at beaches. Need 4 made.

Need to put a no dumping sign in at the end of Bee Run.

MO Conservation to do a site visit after April for a fish count. Mark would like to be involved if not on the board at that time.

Mark motioned to adjourn  
Matt 2<sup>nd</sup>

Meeting ended at 8:07pm