



## Lake Timberline Board Meeting

Meeting Date: 10/4/23

Meeting Type: Scheduled

Call to Order 6:17p (minutes by Marcus Payne)

### Roll Call

Members in attendance:

- Marcus Payne- President
- Roger Meyer- Vice President
- Cathy Fronick- Secretary - Absent
- Matt Crabtree- Treasurer
- Mark Williamson- Member At Large
- Tony Huff- Maintenance
- Scott McDowell- Security

Need to approve 07/12/23, 09/06/23 Secretary not present. Use Marcus's notes.

Board business

Bank account update. 9/20/2023 Previous \$ \$82,959.15 Current \$56,796.15

10/04/2023 Previous \$ \$56,796.15 Current \$32,872.61

Question income vs expense, Frances concerned about running out of money. She is looking things over tomorrow.

LOC was never completed. We could use the current loans we have if needed.

### **Election**

Election Buddy. Get with election buddy and rewrite the election procedure based on our options through them.

Did not get the information to election buddy in time to get out before assessments needed to be mailed.

### **Lot lists that are in works**

Reviewed pricing list for lots. Tony is going to update sheet so we can get posted to our website and updated in the office. We need to look into a couple lots that do not seem right on ownership. Counter offer \$5000 Plat 32 Lots 37, 37A

Maintenance pressure washed and painted.

Small building still needs paint.

### **LTBOT wish list**

Well/Bathroom at Primrose, An agreement is being worked out with the property owner on the well. Survey is in the works. I believe this is complete per texts. **Update**  
Survey is complete. Need to make sure it is signed and recorded  
Move forward with plan for tokens,  
valves and heat at shower house. Check with Jason Everett to see if he can get better pricing.

### **President:**

Silver Springs gate damaged by uninsured motorist and subcontractor. Moose construction sending a check. Making three payments. \$1500, \$1500, \$1800  
Received first check. \$1500, Received second payment \$1545. Received \$1500  
payment. \$255 is the remaining balance. Continuing to reach out weekly. run cc on file?

Spectrum Internet all signed. Work order is in. We were given a tentative date of Oct 9  
We need to make sure site is ready for install on 10/12

Need maintenance to install ends on the new cables ran under the road so it can be hooked  
up.

Currently using WIFI and the data file from the server to a mapped drive. **Need to get ends on  
wire.**

Tested equipment at Angle gate. Modem is bad on the back of the control panel.  
Parts are on order.

Board decided to have Amy come in on Thursdays. Post on Social media and our web page.

### **Sent info to Bill**

Look into raise amount the board discussed. It was never put into the system.

**Didn't see this anywhere but thought we decided .50 Discuss and/or revote?**  
**50 cents was discussed. Giving it now moving forward.**

### **Vice President:**

Building primrose bathrooms out of metal. Mentioned Alan's Factory outlet,  
the company we purchased our pavilions from. Roger checking locally also.  
Possibly build out of versa tube ourselves. Costs about \$5000 - \$7000

**hold for funds, possible fund raiser?**

Washer and dryer in the small building up front. P/O would get a key from the gate like  
showers.

Washer and dryer are about \$650-\$1000 each for coin op, Would requiring wiring and  
plumbing

laid out in little shack. **Need funds and proposal.**

Joey's lot is still trashed but being worked on some.  
Maintenance to fix well head since PO did not.

**Secretary:**

The lot that the septic is on still needs to be put in our name. Lot owner wants to trade for a lot but has not come in to sign paperwork. Plat 6 Lot 9, Terry, Jean Hayes Not been able to contact yet. Contact number is not valid. Board to offer plat 33 Lot 95. Similar lot, somewhat level with electricity nearby.

**Still need to contact, having issues with old contact information.**

Joining Parcels Timberline owns and will not sell. Provided list was reviewed and approved. Cathy July 28th email was sent into the county.  
Need to set up line of credit at Belgrade. Cathy to set up. **Update.**

Cathy working on updating rules and Fees. Cathy to send to the board for approval. Email the office and Bill Stevens so they can be updated in both places once board approved.

RFID tags - Have not heard from Eric. Cathy sent an email to Eric to touch base.

**Update** Cathy heard back. spoke of using QR codes, 1 time use code where the PO calls and gets a code for their guests. **Maybe look into other companies?**

Cathy to meet with Bill about the web site. Cathy's last priority.  
Site currently works.

**Treasurer: Report**

Trash company said we need 3 phase electric and someone over 18 there 24/7 due to trash and safety concerns

**Security: Report**

Scott/Security to reach out to Kat Grace about painting shipping/storage container on Rose.

**Update**

Kat Grace said they would paint in Spring with warmer temps.

All were placed and unpainted as of March. Sept 23rd is d day for money. 2 painted out of the 7. If they do not paint them we will need to reach out again and issue 45 day letter notices if needed. **Many were painted.**

Tires dumped by Johnny Fedeccheck. He needs to pay \$3 tire, \$5 with rim or a \$500 fine. Bowles told him to remove the tires and he has not. **Update** Roger is going to look into this  
**Resolved**

Need to address Danny Brach and him mounting the sprayer to the top of the pole and spraying cars as they go by. If it was for dust it need to be down low. Vertical wood boards need removed as they are fence boards.

There is a sign up that states firewood for sale. The sign is against the rules. You also are not supposed

to run a business out of Timberline. If they are coming to your lot to purchase the firewood that would be

considered a business. Scott stated he was not going to do this. **Marcus working on letter from the board**

**with Bowles** Bowles is going to talk to Danny also.

45-day letter information updates. Only about 5 or 6 old ones left to address.

**Progress Update** Sending new one to Bandi Branham/Harper.

#### **Maintenance:**

Tony brought up fixing the bridge by trash as it is washing out around the culverts.

Tony is going to get some cost estimates from contractors, see what needs done and what we may be able to do. **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**

Guard rail at low water bridge. This was taken out by a vehicle. **We need to make sure we get money and use that money to repair/replace the guard rail.**

**Tony felt we could use some big blocks. Water would still flow around them.**

**Tony and/or Rodger to talk to the PO that hit the guardrail.**

Work on new informational sign for bottom of the Hill. Frances is checking at the courthouse tomorrow to get a new print or see if it is possible to get digitally.

Frances showed me some and they have the address o where they came from.

**Sign Structure is decided Layout depends some on map size. Received some information on where to purchase physical maps. Looking to see if we can get digital.**

Tony received Asphalt bids to repair 8 spots and asphalt across wahoo Dam \$125,000  
Costs to just repair the 8 spots \$75,000, Loan and/or special assessment.

Will need to do a special road fee in November. Let people know asap. Cathy asked

about etching the hills again. **Tony has multiple bids and will be sharing in the**

**future had a couple questions. Tony Motioned \$65 dollar road fee to cover asphalt repairs that were discussed at PO meeting.**

Matt 2nd. Roger, Marcus, Mark YES,  
Scott NO.

Matt to work on letter to send out information with assessments.

It was discussed Possibly charging a fee for dump trucks and concrete trucks when coming in on our roads. **Logistically not seeing an easy way to manage this.**

Tony mentioned the need for a new 40x80 maintenance building so we would have room to park and work on our equipment inside out of the weather and not laying in gravel.

### **Report**

**Conduit replaced to the office. 2 cat 5s, 1 cat 6, rope for future pulls if needed.**

**Terminated bare wires that were coming out of office, repaired well wire. Drains for downspouts.**

**Moved AAT wire to wood line**

**Temberly Cash Palmer needs told to resubmit her permit information with the correct lots and buildings**

**before she moves forward. Was told she paid for a full permit. Need to Verify with office.**

**Resubmitted**

**Paid \$500**

How do we keep track of permits? Need to reach out to the office for information. We need to work with the office to come up with something. **Amy and Foran have created a google doc to work together on this to track.**

**Need to make sure Frances knows that secondary lots with Residences should be at first lot assessment per 2019 assessment ballot increase. Marucs spoke with office on this**

**Need the office to start running a weekly query for fines and back assessments and shut gate cards off.**

**Also need to do an audit on back assessments to gate cards. Finding inconsistencies Spoke with office about coming up with a way to implement.**

**Member at Large:**

### **Grouped Board Items**

**We need to set job descriptions and job expectations for our staff.**

**Get email addresses for employees**

Cathy received job descriptions from the office.

Foran has job descriptions and expectations. We need to get them electronically and upload. Scott to reach out to gate workers. **Updates**

Need to get office manager position information to get posted. Need a current job description. Current salary about \$56,000 a year. Cathy looking at linked in and zip recruiter once we all agree on Office manager job description. **Update**

Review previous assessment increase ballot and rework to put out on a ballot.

This was discussed and reviewed.

PO thinks we should just raise them to \$200

This was discussed and reviewed. Tony felt we should just raise all lots to \$183 with cost of living

increase yearly.

Marcus thought we should just shoot for increasing the secondary lots at \$25 a year for the next 2 years

with cost of living.

We may have run out of time to get this out before the next year's assessments.

Board voted to increase Permit fees by 20% as of November 1st.

Matt Motioned,

Tony 2nd,

Mark, Scott, Roger, Marcus YES.

Roger Motion to adjourn

Scott 2nd

Meeting ended 8:20p