



Lake Timberline Board of Trustees Minutes

Meeting Date: 04/17/2024

Location: Timberline Office

Call to Order/Roll Call 5:30 -5:50 Tony motioned to adjourn Roger 2nd All Yes

Members in attendance:

- a. President: X
- b. Vice President: X
- c. Secretary: **Resigned**
- d. Treasurer: **Resigned**
- e. Security: X
- f. Maintenance: X
- g. Member at Large: **Not Present**

Review previous minutes: **emailed 3-6, 3-20, and 4-3 for review and approval**

Bank account update. Previous **\$302,941.08** Current **\$272,530.57** Road fund **\$93,130.21**

Funds were transferred to the Asphalt road repair fund in the middle of March.

Election!!!!!!

Need to reach out for a few people for election committee

Need to set up a kiosk for people to vote at office.

Need to set up area at meeting for people to vote. Office tablets, possibly laptop or two internet access.

Can use anyones cell phone as each QR code is different. Suggest internet from trash area.

All POs get postcard to vote. Votes are then scrubbed based on eligibility to vote.

The scrub list will have to be pulled the day of the election and sent to EB via email.

Property owners will still be able to vote in office and on the day of election till poles close.

Ballots have been mailed. Election in process.

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.

Are there any other new lots? Need to get the list from Cathy. Hopefully she will turn the documents over.

Have not received any notification of documents shared. Can others look?

Email was sent to Cathy asking for the lake's intellectual and physical property.

Plat 32 Lots 37, 37A. List Lots once we receive deeds back. We received the title for the camper.

Possible end April 28th. Jack took some pictures of the outside. Still need to get pictures of the inside.

Suggest a min \$250 bid

Small building up front was pressure washed and still needs paint. Uses that will benefit LT and PO's

Thoughts.

LTBOT wish list

Well/Bathroom at Primrose. **Survey Update** Cathy had the info on the survey. Hopefully she will soon turn over to the board. **Tony to call and see what he can get.**



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.

Parts have been ordered. **Update** Received parts maintenance will install.

President:

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. **Emailed Chad waiting for response**

Vice President:

Secretary:

The lot that the septic is on still needs to be put in our name. Lot owner has passed. As soon as we can see if we can get it for taxes. Nobody will be coming for it. Office is looking at tax lot list. We will need to bid the first year it comes available Have the office look at the new tax list. Marcus to mention to them. **Status**

Cathy and Roger went and spoke with Unico about a line of credit. 30 days to close once gathered. Cathy and Roger confirmed the 911 address with Jake, Unico. Roger is going to reach out. **Update Roger is working with Frances and Unico to get the 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. Marcus to see if we can get a copy from Cathy and move it to the lake timberline trustees google account. **We have one we have been noting but not the original we can work with.** Email sent asking for lake's physical and intellectual property.

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.

In process Marcus

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 Fredericktown Lawyer the lake normally uses.

Hopefully treasurer will turn over the intellectual property to the Timberline trustees account as he just resigned. Email sent asking for lake's physical and intellectual property.

Security: Report

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

Dogs are gone, lot is getting worked on. Still receiving complaints on this lot and

being told it is starting to get worse again. The board has gave ample time

we are told it is getting worse again, Scott is going to check on this. **Update**

Dogs are mostly gone. 45 day letter has been sent. Roger and Scott to reach out and get him moving in the right direction to avoid fines and get lot cleaned. He posted one of his campers for sale



PO's letter was sent by 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. PO's last day to get the fence done was today. He has not complied, move forward with fines and possible judgment. He left a lovely voicemail. PO has sent multiple letters to the board now. **They are in Rogers mailbox for the boards**

review. Working with officers to get his letter to him and to set up a meeting for PO with the board.

Guard rail at low water bridge. Fine \$1500. Gate cards are turned on. Gary Moore is making the payments. Ticket stated payments would be accepted. **Continue to monitor payments.** Maintenance to work on getting guard rail up. Assess what we have and what we need.

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**

Security to post job opening at front gate, weekends, days and nights.

Gate hours 6-10 Sun - Thurs, 6-2 Friday and Saturday.

Have Bill post a job opening on website and social media for people to apply. Applications on line and in the office.

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.

Need to do something

Working on graveling roads as budget allows.

Goff lake back wall plans. Goff Plan to place blocks and drain tile. Use blocks at Goff for back wall. Board is not concerned with color differences. **Status Blocks are getting moved**

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.**

Tony is going to get with PO about what we need cleaned up 25 hours for community service. **Status Tony to check with Foran when he returns.**

Member at Large:

Discussion

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. Blue Green algae bloom. We will need to treat several of our lakes. Signs have been posted and information has been put out on Social media.

Status Bloom is starting to dissipate. Still waiting on results of samples. Rain will help with this.

PO is disputing her ticket. Hang tag evidence is in Rogers mailbox.

Gate workers state when she calls guest in her name shows up on the caller ID as well. The people digging in the trash were her guests according to all the info I could find. Officer Bowles has more as well. **After reviewing information Board is not going to reduce the fine as this is not the first time**



PO reached out to the board about putting up a privacy fence along the road side of their lot. They already have boards nailed to trees. They are wanting it to deter the dogs from barking at the cars as the neighbors complain. Roger and Marcus went and looked. Suggested if oked it would have to be 20 feet back from the property line. (drawing is in Rogers mailbox also) **Reviewed Board approved variance for privacy fence all yes**

Need a cord with a ground added to Angle gate. This may help with the electronics getting fried back there. The office is going to order a small surge protector that has RJ 11 (phone line) protection in it as well. **Reaching out to have office see if they can find one.**

Secretary position expires before new election

Roger is reaching out to fill the treasurer position based on the last elections results. Andy Hassemier is the next person in line.

Have the office get the electric in our name on the lot we bought off starlight.

Matt has locked us out of the board email, docs and sheets currently as he set himself up as the recovery email and phone number. Officer Bowles is going to reach out to him and see if he can get him to unlock it. He did not respond to me when I reached out.