



## Lake Timberline Board of Trustees

Meeting Date: 03/20/2024

Location: Timberline Office

Call to Order/Roll Call 5:06 PM

Members in attendance:

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

Review previous minutes: Approved

Bank account update. Previous \$354,979.51 Current \$334,560.72 Road fund \$84,253.16

Funds were transferred to Asphalt road repair fund end of Feb. bank account is dropping about \$20,000 in two weeks

### Election!!!!!!!

Proposed assessment increases suggested by property owners at a quarterly meeting.

1. Assessments on all lots raised to \$200 per lot.
2. Assessments on all lots raised to \$183 each with cost of living increase not to exceed 3% per year.
3. Assessment on primary lot raised to \$183. Secondary lots to increase \$25 a year over the next 2 years. Each lot would have a cost of living increase not to exceed 3% per year.
4. No assessment increase. Move position of line 4 to line 3 Matt to come up with Verbiage behind "No"

Working on best way to vote day of election. Have the election committee able to help as needed.

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

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

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. Cathy and Marcus to help with Election Buddy side. Have office pull list of property owners, primary owner, mailing address, and how many lots they own. Roger and Scott reaching out to other boards for members

### 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.

Plat 32 Lots 37, 37A. We received the title for the camper. Plans Needs to be available to all PO's same as property. Thoughts on a sealed bid auction? Take pics and flood social media and our website as well as post in the office

Need to put electricity in our name. Office is getting Electric put in our name This is now in our name

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.**

Septic will not handle the extra output



#### **LTBOT wish list**

Well/Bathroom at Primrose. **Survey Update**

**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. Working with Foran**

Foran was unavailable due to a family emergency, will follow up at a later date.

#### **President:**

Angle gate damage was turned into auto insurance of PO's guest. Payment received. PO is making payments on the \$500 fine. 200 paid so far. PO's gate card needs turned off if not paying. **His card is shut off.**

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**

The office is waiting for a box to send back equipment and receiver from the dish internet.

**Satellite internet Equipment has been returned need to remove dish. Jack removed receiver already.**

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.

Signs labeling beaches? **Possible metal sign with beach names, maybe carved wood log. More beach feel**

#### **Vice President:**

Roger brought up donated lots from the fire dept. **Letter was put 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**

**Jake (Unico) needed to confirm exact 911 address. Cathy and Roger sent confirmation.**

Cathy working on updating rules and Fees. Cathy gave handouts for review. Plan to incorporate a page or two at each meeting to review. **election has been priority, will address at a later date**

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.

**Update** Tony waiting on callback from attorney

**Security:** Report

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

Dogs are gone lot is getting worked on. **Update**

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 Update.** PO's last day to get the fence done was today. He has not complied. move forward with fines and possible judgment.

Guard rail at low water bridge. Fine \$1500. Gate cards are turned on.

POis making the payments. **Ticket stated payments would be accepted.**

This is why he is making payments.

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

Matt to get a number for Mike Ryan for his budget. \$75,000 is what has been budgeted.

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. Tony got the lake a better price on gravel.

Goff lake back wall plans. Goff Plan to place blocks and drain tile. **Update**

About 20 blocks should be getting placed. Maybe prioritize this as summer is coming

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. **Update** No set date

Tony is going to get with PO about what we need cleaned up, 25 hours for community service. **Status Update** In process



**Member at Large:** No report

### 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. **Status**

Ok to pay Chris for the Flag as it is half the cost. Just instructed to let us know upfront moving forward. **Status** Pay Chris for flag, let office know.

Voted to wave PO's fine as they have had numerous roll off containers come in and are cleaning on the lot. **Status** Called to inform

We received insurance renewal. **Status** Not sure if Matt or I need to do anything with this or not.

Discussion of giving a contract for employees for some job security as the board can hire and fire.  
Tony motioned to give contract. Marcus second.  
Tony Yes, Marcus Yes. Mark, Cathy, Matt, Scott, Roger No  
Motion failed

Roger motioned put a outside toybox at Wahoo beach, Scott 2nd  
Marcus No, Tony Abstained, Mark, Cathy, Matt, Roger, Scott Yes  
Motion passed

Roger motioned to adjourn, Mark 2nd Adjourned 6:11

