

11/9/24 Property Owners MEETING

10:00 AM Tony called to Meeting to order, Pledge of allegiance

Board members present: All: Huff, Meyer, Stear, Huskey, McDowell, Palmer, Robbins

Minutes read and approved, motion by Steve Randall. 2nd Larry H.

Current Budget: On hand: \$88,760. Asphalt remaining: \$7990.

Office Manager, Jack Dudeck, presented & explained financial report for October and gave an Office report- new hours, incl Tues til 6PM

PAYROLL has decreased. Jack asked for audit for payroll, so this will benefit...will happen Nov 26.

Q by Laurie Davison- why is road & Asphalt rolled into 1 line item?

This special fee had been kept separate.

A. Jack said he will review this, & directed her to come to the office

Q. With expansion of office hrs, does that make office budget increase?

A. Jack- no, it comes out 10% less.

Q. Has office staff been instructed not to issue stickers, etc until both assessments and special fees have been paid?

A. Jack - this has been policy since he trained with Francis

Q. Is Fire tag part of this fee requirement or optional?

A. LTFD is a Separate entity, so it is a separate Fee paid to the LTFD, not included in LT ASSESSMENTS & FEES

BOARD REPORTS

President – Anthony Huff

Asphalt repairs completed except for Wahoo Dam due to uncollected fees.

Timberline finished the year with a little over \$17,000 in the bank.

We are investigating new gate system, office computer system and Starlink for gate cameras. Each will involve substantial investment of resources not now available.

Board sent out election postcards for a vote to raise assessments, the vote was negative. The Lake needs new funds to fulfill its duties.

Made decision to add a deputy Fee of \$68.50 per PO. This would free up the current assessment funds that are have been paying the LT Deputy salaries.

Section 7 says the Board of Trustees can amend, also, see section 2 - gives the board power & authority to add fees.

(Covenants - Art. IV, 4.- The board of Trustees has the right and power to establish a Police and /or Security Dept. to enforce the Restrictive Covenants and Rules and Regulations ...at the direction of the Board of Trustees...)

State passage of Prop A will result in added cost to Timberline's employee budget.

Security, Scott McDowell - gate hours are shortened for off-season. Closing at 8 p.m.

Deputies have recovered stolen property

45 Day letters are being worked

Maintenance, Vincent Palmer - Maintenance has 2 employees on payroll

Winter preps include closing of beaches and removal of trash cans from common areas. Salt has been purchased & snow removal equipment readied for winter. Grader Operator is being contracted from Bloomsdale to run the grader as requested. Heat is now in the shower house, so it can be used all year round. Oldani's donated the labor, saving LT \$2600. on this project. Water supply has been added at the dump station as requested by owners. Angle Gate is again operational since being damaged.

Sec. Stear: Volunteers-new Form is on the LT website; a list of Volunteers is being compiled and kept in the office. Volunteers must Sign a liability release form.

Volunteer Accomplishments:

Dennis Callahan led campaign to Stock the Lakes, done Nov 6.

Sugar Shack -raised funds, Electrician Berwyn Alexander volunteered his labor to update the electric there.

Sugar Shack Fall Festival raised funds to get materials to repair office roof.

Upcoming Sugar Shack Event -Thanksgiving Dinner on Thanksgiving Day

Thanksgiving Dinner will also be at the Paddle Club, Sat before Thanksgiving

Stear has also put out signage & Facebook postings to keep you informed of meetings, and posted minutes on the website.

At.Large: Lisa- since June 1, \$1861 has been collected at the gatehouse from maps, flags, showers & gate passes

PROPERTY OWNERS Q. & A.

Q Robin Coulson - can people have holding tank for Septic?

A. County requires drip system if you have room, like 2 lots

Q Steve Randall- are you aware Article 4, paragraph 1, new assessments have to be voted on .

Tony- Difference In Assessment and Fee. Assessment is per lot, Fee is for a specific purpose/need.

Steve-

Tony read restrictive Fees And Assessments, 2 separate terms listed.

#3 in line item of Fees & Assessments

Steve argues that all fees are optional

Tony - send in your Assessments or don't use the road.

FEES.

Steve- But these Fees are all optional, if I don't have a boat or UTV, I don't need this sticker.

#3, in section 3 - gate usage fee- have to pay this to use the gate and Gate key

Steve- optional, optional

Tony-Send in your assessments and don't use the roads. we all use the deputies

*Steve...this violates section 5, paragraph 14: you can only limit access if assessments are not paid, it does not say if fees are not paid.

Tony suggests, hire an attorney

Q Valarie-

Salaries for security seen high. What cars do they drive? Do they clock in & out?

Tony- they clock in for the county with a #, but they have a separate # for the county, when he comes to LT, his # changes. On The police scanner, you hear them clock in and out with their #. We get this through Mike Ryan.

If we need the LT deputy, do we call 911?

Lisa- call dispatch # 4131

Tony- if you call 911, it could take 45 min. For county to respond. When we have officers on duty, they can be there in 5 min.

Names of officers: Bowles, Callender, Mike Ryan, Shumate, Jones

Q June Wright- has experience in subdivision HOA Fees

know that Fees cannot be treated like Assessments

Has filed a complaint w/ the Attorney Generals Office about LT Fee, about the way the Trash Fee and Deputy Fee were added.

Q. Debbie Robbins: Why don't people who complain about assessments want to improve LT? The board has always added fees.

I was on the board 2010, tried to raise assessments, wouldn't pass. Never passes. So fees get added to raise the funds needed to improve the Community.

PO - I voted against it, because we are not given a budgeted plan of how the money will be spent.

Tony- the money is all accounted for, item by item

Q. Election results- on website, the results of election were not published in the letter sent out. Only Listed in minutes, but not on website in general,

It should have been explained in the assessment letter that because assessments did not pass, Fee was added.

Tony- I think it was posted...on Facebook.

Larry, I don't use face book.

Tony- we will post it on the Website.

Q Devron - I'm for Assessments, but don't see the Deputies in action. They are at the office.

Tony- they are working on 45 Day letters.

To security- how many 45 Day letters have been issued?

Scott- don't know, haven't been here because of divorce after 24 yrs.

Dennis said he & Lisa are going to work on letters.

Devron asked for disclosure of salaries. Hours worked per dept.

Tony- you can go to the office and ask for all of this information

Dennis- Jan 1, 24 - Oct 31, we are averaging 10K per month for Deputies

The board goes over these figures all the time.

Q Devron: Do you feel that the \$4700 spent on Election Buddy was justified?

Tony- it's what the PO at a meeting said they wanted, at a PO meeting, the POs said they want an assessment increase.

Devron - when was that?

Tony - Dennis, please produce those minutes. Let's move on.

Q Shirley Arnold - how do I get info if I don't have Internet?

Who drives the LT truck?

Tony- Vince.

Shirley-you were speeding, and driving reckless.

Vinnie apologized.

Q- Joe Faulkner, A Retired police officer- we need a security report from officers so PO's know what they are doing. If everyone can understand what the deputies are doing for the community, we won't mind paying the fee. Need more visibility. Need to know what we are getting for our fee.

Tony- beyond the State Laws, the Deputies are paid to enforce LAKE TIMBERLINE By-Laws & Rules/Regulations,

Motion: Becky Stear

....” require the Deputies to turn in daily written reports or log of their daily activities: areas that they patrolled, warnings, tickets, violations they issued, etc. These reports are to be turned in and reported to the board by the Security Supervisor. “

2nd by Andrea Gullet

Discussion - comment of the time it will take to fill out street by street daily reports.

A. They can do a summary & do it in their car, parked at key locations, Gates, the dump, etc. as they fill out their reports.

Q. - Does this need to be discussed with Mike Ryan 1st?

Dennis- there are actually rules & Regulations in the By Laws that could be written up

Vote taken and Motion passed.

Q Thomas W - Request to please check the police reports of other Lake Communities that have Deputies and compare with those who have to call the county you can see the results from Communities that have police reports vs those that don't.

Q Carol B - of assessment increase vote, of 1700 sent out, 409 returned. 912 were NO votes, from 409 POs. Obviously multi property owners dictated the vote.

How come their 2nd & 3rd lots get reduced rates, but they still get full votes for each extra lot.

Q Lisa - should we change the vote to only let each PO get 1 vote, not let those who own the most rule?

Discussion of voting power.

Tony- people think about what THEY want, not what the Lake as a community needs.

Q. Stacy Johnson- does not agree w vote per PO, because it affects all of their properties, not just 1 Lot.

Tony - only would apply this to assessment votes. before 2019, it was that way..... 2700 lots. The multiple lot owners are voting down the assessment raises.

Stacy - we told you in April that we didn't want an assessment raise, but you spent the funds & sent out the Special Election.

Tony- we were trying to capture

Tony said separate fee for 2nd Lot didn't come into affect until 2019. All lots were the same until 2019. When these 2nd lots are not paying the equal amount, it affects the whole community.

Stacy - new secondary lots should be given new assessment..

Tony- restrictive cov wont allow that.

Q Donald W - I am not happy about raising assessments because for years, I am not seeing the trashed lots get cleaned up. This affects my property value. I would not mind paying higher assessments if my property value also goes up. But continuously trashed lots hold out Prop values down, and the board doesn't do anything about it.

Not happy about assessment raises when my prop values are being devalued by trashed abandoned lots.

Motion: Andrea Gullet- clarify current assessments at \$165.

MOTION -to vote to add \$10. A yr for next 5yrs, on all 2ndary lots. This would bring all lots up to \$165. In five years.

2nd Tina Kester

Tony: we can't vote on this, has to be sent out to voters, we can discuss it and maybe it on the ballot in Spring.

Discussion.

Tony, it will take til 2030 to get any increase on primary lot.

Stear- Motion of raising assessment \$10 per year on secondary lots for the next 5 years, to bring all lots to \$165 by 2030 .

This will be placed on the Spring ballot..

Vote made and carried.

Q Rob Robbins- for Security - 3 vehicles..red Trans AM GOT KICKED OUT, but we keep seeing him.

A. Now a PO.

Q. White truck...he is blocked from from gate, but comes in the back. Why can't we stop this type of activity?

Tony - His key is disabled. He is not supposed to be in...

Kid on green 4 wheeler...

Roger- He has been ticketed,

Rob, pull them over, make them pay their fee.

Quotes Lisa on increase of Security wages in last 10 years, it has doubled. If we don't raise assessments to keep up with the wages, we are going backwards. If we expect to meet the needs of our community, we have to raise assessments at the same rate as wages.

Q Thomas W some of us own 1 Lot, some own 2, 4, 10, 15....Do they own their multiple lots for personal profit, or because they want them for personal use? We don't want people buying properties to make a personal profit, and who don't want to follow the system of paying ...people who want to engineer the system to not have to pay the full amount for their excess lots

Q Jeff -how many POs do we have that pay assessments?

A.2700 POs; 1700 pay

How many properties? A.

How did you come up with the deputy Fee?

of PAYING PO's divided by payroll of the deputies, that's

Concerning the 1st Motion, it would be helpful to for POs to see what the deputies are doing.

Concerning the 2nd Motion, depending on how many secondary lots we are talking, if there is a freeze on the Primary Lot assessment for 5 years, someone needs to do the math of the #of 2ndary lots and primary lots and the amounts that you would be talking.

Motion to adjourn 11:43 -Steve Randall

2nd John Biggerstaff

Submitted by Secretary Dennis Stear