

Lake Timberline Board of Trustees
Meeting Date: 7/12/23
Call to order 6:27p

Roll Call

President: Marcus Payne – present
Vice President: Roger Meyer – present
Secretary: Cathy Fronick – absent
Treasurer: Matt Crabtree- absent
Security: Scott McDowell – present
Maintenance: Tony Huff-present
Member at Large: Mark Williamson- present

Marcus's notes are to be approved by the board. Secretary was not present at this meeting.

Need to approve minutes from 4/18/23 & 6/21/23

Bank account update. Previous - \$223,784.95 Current \$200,530.80

Election Buddy – we need to assign a board member to gather more info and rewrite election procedures.

Cathy & Tony are working on all lot lists

Power wash maint building. Will reach out for volunteers when ready. Dennis Young and Foran are watching the weather.

Back assessment list update. Tony researched, 1.5 million in back assessments 204,000 to file in court.

Office is actively calling trying to get payment or property back. They feel it is going well. Recently office completed deed work to get 5 lots back.

This is a list of new lots the Board can sell.

Plat 33 Lot 297 **Should be 267 per office**

Plat 19 Lot 259

Plat 15 Lot 51

Plat 5 Lot 44

Plat 6 Lot 70N

Plat 20 Lot 68 NEW

All board members need to look and decide on values.

LTBOT wish list

Well/Bathroom at Primrose, An agreement is being worked out with the property owner on the well. Cathy to call Marler's Survey Co

Heat at shower house, get cost for insulation and wire work with John Oldani, time permitting.
Skid Steer \$40,000

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. **\$1755 is remaining balance.**

Insurance Claim From Mark Williams. Costs vs Deductible, what are the effects of filing a claim, PO (Mark) is concerned with a tree on his neighbor's property falling, it was already in bad shape but PO feels this may be what causes it to fall. Tony and Mark to get together and take a look. Woodruff is the PO that the tree is actually on.
PO wants replacement fence, posts, and grasses. Tree is on Dan Woodruffs property.

Replacing damaged signs at boat ramp Leaving as they are. Also need to address all the signs that were taken and returned. We have 10 or 11 most of them will need replaced. Get costs and decide how we want to move forward.

Lot offers on the table.

Plat 6 Lot 70N \$750 for ½ Lot off of Satinwood Joe Menedez
Board to look and see if this is a reasonable offer.
Marcus motion to sell, Roger Second all present voted yes.

Atv Parking at Goff up top with guardrail. Tony doesn't think we have enough guardrail. Tony is going to check. Possibly use cable? Have cable and posts. Mait. to put up for ATV SXS parking. Completed by Mait before the Holiday. ATV Parking sign with Arrow

Building primrose bathrooms out of metal. Mentioned Alan's Factory outlet, the company we purchased our pavilions from. Roger checking locally also. **Update**
Possibly build out of versa tube ourselves.

Washer and dryer in the small building up front. Work with vendors so no out of pocket costs
Research is needed regarding building / septic capabilities, vendors, and insurance

Joey Henderson Lots covered with trash discussion, trail blazer in road.
Manns has lien on property. Mait to get trash out of road and send fine. Tow Durango that is in road. Possibly get electric to well charge nearby lot owners to hook to well.

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.

Joining Parcels Timberline owns and will not sell. Provided list was reviewed and approved.

Cathy working on updating rules and Fees. Needs Jug fishing added. Cathy to send to the board for approval.

Contractor list to hand out in the office. Cathy to get the list to Frances to put in new owner packet

RFID tags - Meeting went well. Some questions were emailed to the board. Working to get answers back to them. How many phone numbers would need to be in "key pad" for them to call. Maybe limit numbers per lot to 5?

Bill Tony and Cathy to meet up about the web site

Review of current financials - actual vs budget to date. Trash hours expenses needed from Mait. so they can be deducted. Has Maint provided the information? Dollar Amount was provided. Matt is wanting hours per each week.

Discussed Trash Compactor, Cost Analysis, See what we can find out. Is there a single phase compactor? Vinny is going to open and close trash gates on Wednesday, Saturday, Sunday.

Bambee Matt to move payments to lake timberlines credit card.

Issues on Plat 2 Lot233 Elizabeth Hartwig Sinclair. We have had 3 or 4 complaints on this according to the office. Debra Johnson is the offender on Lot 231 Nothing has been done yet. Security to give to information to Bowles to have a discussion, give a written warning to get time started so we can fine the POs if necessary. **Update** Scott to talk to Bowles about this.

Update on shipping containers. All were placed and unpainted as of March. Need to reach out to POs get people to paint them. Sept 23rd is d day for money. Try to reach out to the names we have that have not been painted yet.

45-day letter information updates. Should we reach back out to those that have not made efforts? Issue fines to the offenders who have not cleaned up their lots.

Take current pictures of others in the book, compare pics. Issue appropriate fines, put liens, give PO's their options. Clean lot, pay fines/assessments, return lot, or we will place liens and possible judgments. Frances said We have to issue fines before liens.

Have we reached back out to the offenders with their options?

Jr Lucas, Try to reach out to family to discuss.

Backhoe Repair in progress, about a month.

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.

Guard rail at low water bridge. Going to use the materials we have. Foran's Estimate Total cost \$3,196.63 we need to decide when. No rush. Mark W has some 20ft I beams he would donate if needed or could be used.

Move the 3 signs from the front and move the one in the island to the bottom of the hill on the right past the trash area. Discuss and plan, get costs. Marcus to work on design with Tony. Discussed size and ideas, nothing laid out yet. 6 ft wide board. 4 ft map with information and places of interest on map. See about get overhead hi-res image from a drone.

Tony received Asphalt bids to repair 8 spots and asphalt across wahoo Dam \$125,000 costs to just repair.

Rob Lewis is in prison. His abandoned house on ridge road burned. Need to get his information and get 45 day notice to him. We don't know if he had insurance or not.

Camper on 5th Street Vernon Saffell, look up on st Francois web site to see who is paying taxes.

Marcus motioned to adjourn

Scott 2nd

Meeting ended 7:47pm