



## Lake Timberline Property Owners Meeting

Meeting Date: 6/11/22

Meeting Type: Scheduled

### Call to Order

Board member: Marcus Payne @ 10:02am

### Roll Call

Members in attendance:

- Marcus Payne- President
- Ken Jones- Vice President
- Cathy Fronick- Secretary
- Matt Crabtree- Treasurer
- Mark Williamson- Security
- Tony Huff- Maintenance
- Tammy Burns- Member At Large

And All that signed in on the sheet for property owners

### Review of PO meeting held on 1/22/22 (Old business)

- Road maint – previous board reached out for bids to re-pave some roads. No one responded. This will be moved to current board's agenda once we have priorities lined out.
- PO mentioned the possibility of 4 major fractures in Bee Run and the need to maintain ditches for better water flow.
- Previous board was to call to have the fractures inspected but no info was passed on to the current board. We will investigate.
- Suggestion to add lights to 2 Ameren poles at low bridge and bottom of big hill. Current board will be moving forward to have 2 lights installed.
- Proposed maint program/schedule. Maint will be moving forward with a plan/schedule.
- Proposed to have Electric poles added to Southwood Dr. - Rejected. Must look at the community as a whole and see where our money is best spent.
- We have been monitoring trash expense, with and without an employee sitting on site. We are still gathering data. More members and more people overall coming in which will create more trash. We will continue to monitor and communicate as a board.
- It was requested that the previous board create a committee to review our governing docs – previous board didn't see a reason to move forward with that.
- A motion was made regarding running for re-election and getting things back on track. That motion was not followed and the election happened by voting to replace 6 of 7 seats. Things are back on track now according to the Covenants.
- All governing documents were added to the website.
- All PO's are responsible for knowing all rules & regulations, signing off on this is not necessary. Not knowing the rules does not absolve you of them.
- No hard numbers on ratio of weekenders and fulltime residents. Approx. 75% are weekenders is what the board has been told but that is not confirmed.
- Volunteers are working on fish habitats for the lakes.
- Access to some of the lakes are said to be grown over and not accessible. No additional info given regarding where. Maint and the fire dept will work together to clear some pony trails etc for better lake access.
- Maint to upkeep park areas.
- Complaints about the water in the shower house was too hot. Blending valve was adjusted to make it less hot.
- Trash gate to be moved back 15'. Not a priority at this point. Still looking at our best options.
- Facebook trustee page is not open for commenting. It will be used for informational purposes only.

### Reports from the Board

President- Marcus Payne

Pam Robbins retired

The board hired 2 new employees for the office – Amy Huff & Judy Kipper

The board hired Foran Stark to head the Maintenance dept

The board hired 2 employees for maintenance – Steven Jackson  
The board hired Roger Meyer part time for security  
Shower house is now free for PO's only, must be in good standing. Only PO's can request the key  
Camera status – Looking for better options to our current system  
Fire dept signage – fire dept offered to pay for no parking signs at boat ramps, maintenance to install  
Thank you to the Paddle Club for acknowledging our Fallen on Memorial Day  
The board asked the PO's to thank employees of LT as well as Police and Fire Dept for the continued hard work

**Vice President**-Ken Jones  
Nothing to report

**Maintenance**-Tony Huff  
Handout of all completed work thus far  
New projects list handed out  
Trash gate will be moved back with SxS / walking access 24/7  
Silver Springs gate was damaged 6/10. That person will receive a fine and will issue a lien on property if necessary.  
Completed 103 jobs in 19 days. Maint requests must go to office or Maint tab on website.  
8 work orders remaining.  
Kevin on road grader  
Maint will respond if they will not accept a work order. They will prioritize jobs.  
3-phase electric needed for a trash compactor at the trash yard. Tony stated it was too expensive and our budget will not support it at this time.  
Jarvis Auction has been hired for misc items in the maint dept.  
Bee run needs rebuilt and much additional work along with 6 new culverts  
Separating wahoo beach area from parking and boat ramp

**Security**-Mark Williamson  
Since April 30<sup>th</sup> Mark answered 19 calls and Roger answered 10 calls along with 86 central dispatch calls for deputies to respond to.  
1466 hang tags issued Friday – Monday, memorial weekend  
Successful weekend overall  
Work with fire dept to purchase address sign at your property – Contact Bill Graczyk  
Accident / arrestable / criminal issues – call dispatch 573-431-3131  
Issue at the beach – officers patrolling in timberline  
Proof of insurance for all guests to enter

**Treasurer**-Matt Crabtree  
Still working on putting numbers together for a full budget  
Working with Frances to gather info  
Key issues:  
Budgeting approx. \$50k for trash  
Fiscal November 1 through October 31<sup>st</sup>  
To date we have brought in \$644,710  
We have spent \$486,074  
Current bank balance \$145,479.15 as of 6/10

Concerns:  
Trash was going out too often, now calling for pickups–To date we have spent \$32,828.10 for trash alone. April & May 4-5 tons hauled out per container  
Goff springs – Equipment, blocks, sand, concrete, paint, gravel. Not including fuel & labor \$18743.11. Prior to April 30<sup>th</sup>, Spending for Goff Beach was at \$9,036 prior to April 30, 2022. After April 30, additional spending is at \$9,706 to Goff alone.  
Primrose sand \$1085.20  
Wahoo \$1116.00  
Timberline \$1688.85  
Goff prior \$2196.30

Other expenditures ytd –  
Front Gate employees \$49,689  
Office staff \$34,000  
Maint employees \$44,037  
County \$36,322  
Payroll taxes \$33,706  
Currently reaching out to PO's with past due assessments for collections

**Secretary**-Cathy Fronick  
Minutes from all board meetings and PO meetings will be posted on the LT website, usually within 3-4 days of the meeting.  
Working on a bid for gate system. Good, better, best options. Taking a bit longer to gather all info for all options.

**Member At Large**-Tammy Burns

Procedures for PC – guest card and insurance must be presented at front gate  
Diff colored Hangtag issued for PO's guest to go to the paddle club  
\$2 entry fee for special events at the Paddle Club

### New business

#### Committees

Welcoming committee – packet including governing docs, Ad flyer for different services needed – asking for volunteers to help

Quarterly orientation meeting for new and current PO's

4<sup>th</sup> of July – open gates for show – will be discussed at next board meeting

Vote to close Angle gate – a dually called meeting must be called to vote to close. Majority of votes that attend. A called meeting for those affected.

Open one beach to make pet friendly

Suggested possible Dog park area

Add new bathroom facilities at each beach – rebuild – get volunteers – 3 bids from companies

Request to seal the roads. Tony – could create traction issues.

People living in campers, small buildings under 600sf with no running water / septic / johnny – The board is actively pursuing this issue

Dennis Burns – we should escort potential buyers

Tony – excused himself from the meeting

Concern about the jeep being parked on Tree Dr. It was stated that it was not being used for personal use and there when a call should come in that needs response. It has been cleaned inside and out and being taken care of.

**Motion to adjourn: Marcus Payne**

**Seconded: Tammy Burns**

**Meeting ended at: 11:41p**