



Lake Timberline Board Meeting

Meeting Date: 10/18/23

Meeting Type: Scheduled

Call to Order: 6:45pm

Roll Call

Members in attendance:

- Marcus Payne- President
- Roger Meyer- Vice President - Absent
- Cathy Fronick- Secretary
- Matt Crabtree- Treasurer
- Mark Williamson- Member At Large
- Tony Huff- Maintenance - Arrived approx 7:00p
- Scott McDowell- Security

Minutes read from previous meeting: Cathy handed out minutes for 7/12, 9/6 and 10/4. Marcus requested 7 days to review prior to posting.

Bank acct update: previous balance: \$32,872.61 Current: \$11,548.29 (over \$9k spent today. had \$28k on monday)

Cathy to give Frances details about the line of credit that is set up in case of emergency.

Election buddy to be used in the future due to significant cost savings.

Lot list being updated and will be ready to post soon.

Small building up front to be painted by volunteers in the near future.

Discussion regarding the necessity of heating the shower house up front as opposed to re-building more bathrooms throughout the community. (Primrose beach & Timberline beach).

Move forward with tokens and bill changer for front shower house.

The board continues to reach out to the company that damaged Silver Spring gate this past summer. They owe 1 more payment of \$255.

Spectrum fiber internet has been brought into LT to service the front office. Still working on an issue with the phone lines. Spectrum is working on it.

Angle gate damage will cost approx \$1100 to repair. Police report was made and received insurance info from person that damaged it. Need bids to submit to their insurance co.

Rebuild bathroom at Primrose Beach out of versa tube with the help of volunteers. Cost for material to be approx \$5-7k. On hold for funds. Maybe do a fundraiser.

Possibly put washer / dryers in small building up front. They run approx \$650-1000 each for coin operated machines. Need to lay out electric and plumbing. On hold for funds and proposals.

Maintenance to fix top of well in the circle by Joey Henderson's lots then run grader to show correct property lines for LT road / circle. Maint to fix well head as owner did not. On hold.

The lot that our septic is on behind maintenance building, needs put in LT's name. Will trade current lot owner a lot of equal value. property owner does not have current contact info on file. John Oldani may be able to help with reaching out to them.

Some parcels that LT owns are in the process of being combined and were sent to the county on 7/28. Was informed that it would take a few months to complete per the county.

Cathy working on updating LT's rules and regulations and then send to the remainder of the board for approval.

Permit fees were increased by 20% and will be implemented on 11/1/23.

RFID tags for gate usage is still in the works. Looking at other options and costs with C&C Group.

Cathy is working on implementing a new updated website.

Bradley Hartrup's lots are unsightly once again. Send 45 day notice to him and his brother Kyle. Reach out to his mom informing her that he has fallen behind on maintaining his property once again.

PO on Pond court is over the camper limit on his lot as well as the lot remains unsightly. Officer bowles to talk to him and see if there is anything that can be done about the generator noise to muffle the sound.

Roger to follow up on the minors that still owe LT community service for damaging the community's property.

Need to address Danny Brauch about sprinklers aimed at the road, vertical wood boards due to being un-permitted fencing, firewood for sale sign needs removed as you are not able to run a business in LT. Scott refused to write a letter or reach out to Danny. Marcus working on the letter from the board and officer Davis to talk to Danny.

approx 5-6 outstanding 45 day letters to be addressed. Sending a new one to Brandi Branham/Harper.

Bridge washing out at bridge by trash. Need estimates on repairs. Possible special assessment. See about adding concrete as a band-aid for now. Hire an engineer for recommendation on more permanent repair.

Guard rail at waterfall was hit by a vehicle. Roger to get insurance info from driver. Originally driver said he would pay for damages out of pocket and agreed on \$3000 plus \$100 fine.

New informational sign at the bottom of the hill by bee run is still in the works. Frances checking with courthouse for updated map of our community.

Tony received multiple bids to repair 8 spots as well as asphalt across Wahoo dam. total cost is \$125,000. The costs for just repairing 8 spots is \$75,000. \$65 road fee to make necessary repairs. Matt to work on a letter to send out with assessments.

Cathy retyped the office job descriptions as they were scanned PDFs. Posted office position and received 13 applications so far.

Discussion on how to present a much needed raise in assessments.

All lots \$200

All lots \$183 with cost of living increase yearly

increase the secondary lots at \$25 per year for the next 2 years with cost of living

We were not able to add this to this year's assessment letter. Must send a special mailer out to the PO's this spring to raise assessments.

Tony motioned to adjourn

Scott 2nd

Meeting ended 9:06pm