

Lake Timberline Membership Meeting

Meeting Date: 06/10/2023

Location: Paddle Club Community Center

Type: Quarterly

Time: 10:04 AM

Call to Order

Board members present:

- a. President: Marcus Payne
- b. Vice President: Roger Meyer
- c. Secretary: Cathy Fronick
- d. Treasurer: Matt Crabtree *absent
- e. Security: Scott McDowell
- f. Maintenance: Tony Huff
- g. Member at Large: Mark Williamson

Pledge of Allegiance

President- Primrose beach pavilions, handrails, new ropes and buoys, beach rules signs installed. Wahoo beach area roped off and new signs to be installed. 1 at Primrose has been installed. Goff and Timberline also to get new signs.

We looked into building concrete block restrooms at primrose. Property owner suggested metal buildings. Looking into cost.

Our insurance required electrical repairs made to the office by a licensed electrician. Maintenance building roof will be getting repaired, seal coated and a new ridge cap.

Plan is in place to paint maintenance building later this summer. Dennis Young and Denny Armstrong to help. May need additional volunteers. The board will reach out when ready.

Vice President- Looking into possible ATV and/or UTV parking at top on Goff Springs. Maintenance to install guardrails or cables for safety. This should help relieve lower parking congestion. No atv / utv or other to drive up the hill.

Security- No major incidents or issues over the holiday weekend. No parking at beaches, boat ramps etc. Park all motarized vehicles in parking lots only. No pets at

beaches, no furniture or construction waste in LT trash dumpsters or left in the trash area. PO must take these items to the local landfill.

Tammy burns motioned to add to the ballot – a designated beach or beach area that would be dog friendly.

Rob Robins 2nd

Discussion

Tabled

After much discussion, this motion was tabled until the board can look into insurance liabilities with dogs running off leash around other dogs and people as well as the policing of waste pick up and disposal.

Rachael La Rock-Whaley suggested sub-committees to help the board with certain tasks.

Maintenance-Spillway cleanup continues.

Looking into possible single phase compactor for the trash site.

Side arm tractor is in shop being repaired

Hillside of timberline dam cleared and will be maintained by maintenance

Secretary- Rules and Regulations are being updated.

Working with Marcus on setting up Election Buddy to handle 2024's election.

Rewriting election procedures to coincide with the new upcoming process.

Several lots have been returned due to back assessments. These will be updated on the 'sellable lot list'

Discussed the different options on how to offer, list and sell lots. Use first come first serve, bidding process, reach out to neighboring PO's when an adjoining lot comes available. However this is set up, rules must be created and followed.

A Committee would be helpful.

Treasurer-Report Roughly 300,000 in the bank account on

4/29/23. Currently we have \$236,589.30 in the account.

Member At Large-Report – Mark spent several hours with the Dept of Conservation on lakes and visited each one. We will have a report/summary in the next few weeks regarding each lake and habitat as well as what fish would best thrive in each lake and if stocking is needed etc.

Maintenance requested to be notified when conservation comes out again so they can understand what needs to be done to maintain each lake.

Discussion/Concerns from Property Owners – open floor

“Where do we need to be with HOA fees?”

We would need to raise our yearly assessments to approx. \$183 per lot to maintain our lake community.

By a show of hands, the PO's in attendance (approx. 70) showed an overwhelming interest in raising our assessments to help maintain the community. Adding this as a ballot item will be discussed further in detail.

“Could we be billed in advance on a quarterly basis instead of paying all assessments at the end of the year?”

The board will look into this possibility and what additional work it would add to the office staff.

“Can PO's be included in all decisions being made on what our priorities are for the Community?”

We will keep the PO's informed on the upcoming projects. The PO's voted for the board members to make decisions on behalf of the PO's therefore, not every project will need the approval of the PO's.

A priority list for maintenance tasks will be posted.

“Can the board ask for a 1 time road maintenance fee for asphaltting roads before they completely deteriorate and need to be fully replaced?”

The board will look into the cost and discuss this option in future board meetings.

“Can the minutes to the board meetings and PO meetings be posted quicker?”

Yes, that will be worked on.

“The hole at the bottom of the hill needs repaired asap.”

“Do we have a priority list or project list so PO's can see what will be taking place in the near future?”

Meeting minutes would be the best place to find this info.

“Primrose beach had much work done and looks great. What are the plans for the other beaches?”

Maintenance plans on taking on one beach every year to improve. The only reason Primrose got updated was due to insurance money being received from a PO hitting

the pavilion. In order to move forward with improving the other beaches, we need to raise assessments.

“What is being done about Lake Timberline beach taking on raw sewage?”

St. Francois Co Health Dept came out to review and discuss with homeowner/POs. They claim to have had problems after Enviroworks was excavating in their backyard and may have damaged his sewage system.

Dennis Burns donated his time and equipment to pump the septic in order to temporarily stop or minimize the amount of sewage running to the ditches and across the street to the beach area. It was brought up that there is a similar issue happening at Goff Springs. St. Francois county did visit that homeowner and area as well and it is being addressed.

Per the covenants, the board of trustees has the right to access your property twice a year to verify that your septic is functioning properly.

RFID tags were discussed. The board has a special called meeting with the company on 6/19/23 to get more details on cost, functionality, software etc. The details in the form of meeting minutes will be posted on the website.

“Angle gate is not closing in a timely manner.” Maintenance will look into and adjust as necessary.

“How does the HR ‘Bambee’ program work for us and why do we have it?” It helps with proper documentation towards employees, hiring and firing guidelines, makes sure the Lake is handling issues in a professional manner and much more.

“Is this Bambee program being paid by the Lake or is it going on a personal credit card to be reimbursed? Who is getting the CC points?” It is currently set up through a board members personal credit card. That will need to be switched over to the Lake’s CC. At the time we set this up, LT did not have a credit card, therefore it was set up on a personal card. That will be addressed immediately.

Dave Breier motions to add to the next ballot to allow dirt bikes over 50cc.

Rob Robbins 2nd

Discussion – Decibel level is a concern

Approx. 66 people in the room for a show of hands

10 yes – motion failed

A PO requested that security watch for current dirt bike riders (under 50cc) to see that they have a flag on their bike at all times.

PO asked the board to explain the \$100 deposit on permit work.

PO suggested that office personnel physically put vehicle / machine stickers on each vehicle. Do not hand them to PO's to put on and it was suggested no more get mailed.

The board will discuss at a future board meeting.

"How do we get in touch with board members?"

You can email us at laketimberlinetrustees@gmail.com (all board members receive emails from this address)

or call

President - Marcus Payne – 314-630-5604

Vice President - Roger Meyer – 314-707-5089

Secretary – Cathy Fronick – 314-401-3077

Maintenance – Tony Huff – 314-791-9361

Treasurer – Matt Crabtree – 573-705-5620

Security - Scott McDowell – 573-366-7807

Member at Large – Mark Williamson – 573-915-3887

Mark Williamson motioned to adjourn

Terry Huskey 2nd

Meeting ended at 11:58am