

## Lake Timberline Board of Trustees

Meeting Date: 01/03/2024

Location: Timberline Office

Call to Order/Roll Call 6:20p

Members in attendance:

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

Minutes from 12/20/23 approved by all.

Bank account update. Previous \$107,044.70 Current \$174,886.16 Last year 166,508.00 Road fund \$19,697.90

Road fund is through Nov. Dec money still needs to be moved.

Still behind compared to last year.

ction buddy - in process for 2024. Must rewrite election procedures.

Sellable lots for website - See that this is being updated regularly

Lots donated back to LT - Verify that the office is emailing the board as donated lots come in. Several in the works.

Counter offer on Plat 32, Lots 37 & 37A. - Tony to reach out and give board and update.

Well at Primrose - sending drawing back to surveyor to adjust 1 portion of property line at the PO's request. Additional charge for surveyor to come back out. Waiting on cost.

Heat at shower house / tokens to be used for showers (\$5). Moving forward with tokens, however heat is on hold.

Angle gate damage - Turned into insurance of PO's guest. Will cost approx \$2800 and PO is paying a \$500 fine. - checking with office to verify the fine was paid.

Spectrum internet access at office and gate is complete. New Wifi at office and gate.

Phone issues with Spectrum, Internet gateway is ordered - Marcus received and email about setting up phones.

Primrose and Timberline bathrooms - on hold

Washer / Dryer in small building up front. Need to see if septic is ok to handle the extra output - on hold.

Joey Henderson's lot / well / property lines - Joey posted that he sold the lots. Board verifying with office.

\*Lot with septic behind maintenance needs to be traded for another comparable lot.

Setting up a line of credit at Bloomsdale Bank for emergency use only.

Rules and Regulations update - comments have been added where changes need made - Cathy to print hard copies for those that aren't able to use Google Drive.

RFID tags - special meeting called with C&C Group and 2 other companies. Several ideas and possibilities. Working out details and final cost. Cathy got in touch with the head of security at another development that uses a call panel. Will have Marcus contact them for further information. They did offer to come to one of our board meetings to discuss.

New website - on hold

Hiring of office manager - set up several interviews off site  
Cathy motioned to hire Jack Dudek and to work out details prior to bringing him onboard.  
Marcus 2nd  
All in favor - 7  
Frances to stay on to help with a smooth transition.

3964 Lots are paid up, 2350 PO's

Past due assessments - LT to file our own judgements for approx \$70. Creating a list of contacts and informing them of the judgment to be filed. Office stated we used to turn late pays into transunion. At the time it was about \$12

How many 45 day letters have been sent out in 2023? No updates on the spreadsheet?  
Security to keep the spreadsheet updated.

All board members to inform the rest of the board when money is being spent.

Pond court-PO is getting electric, cleaning up lot, getting cages for dogs.  
He is over the camper limit. He is going to remove a camper and continue to clean up.  
Send a 45  
day letter.

Danny Brauch - sending a 45 day letter for fence that does not meet requirements.

Guard rail at waterfall - ask office if this was paid, if not, send bill to PO

Repairs to bridge by trash area - on hold. Need recommendations from an engineer

Terry Thomure complaint - lack of gravel on his side road. Meadow dr. - Cathy drove it and tried to call the PO twice to discuss. The road was wet that day and made up of hard compacted clay, not mud. Not much gravel but was smooth and drivable with no potholes. It was mentioned in a previous meeting that we would hold off on graveling roads due to winter coming and plows would scrape gravel into ditches and waiting for 2024 assessment money to come in. Still have work order requests from earlier in the year that are on the list to be addressed. Maint is prioritizing and will get to all requests.

Job descriptions to be sent to Matt to upload into Bambee

Buoys and swim rope on lakes - needs to be removed before hard freeze. Cathy offered her john boat w/ trolling motor to help get them removed.

Tony motioned to adjourn

Roger 2nd

Meeting ended 7:34pm