



Lake Timberline Board Meeting

Meeting Date: 6/20/22

Meeting Type: Scheduled

Call to Order

Board member: Ken Jones @ 6:21p

Roll Call

Members in attendance:

Sign in Sheet for property owners

- Marcus Payne- President – Arrived 6:23p
- Ken Jones- Vice President
- Cathy Fronick- Secretary
- Matt Crabtree- Treasurer
- Mark Williamson- Security
- Tony Huff- Maintenance
- Tammy Burns- Member At Large

Unfinished Business

Cathy Reviewed incomplete action items from prior meetings

- Wastewater runoff on Mockingbird – Maint to look into
- Maint responsible for cleaning shower house
- Handicap accessible boat ramp at timberline and floating dock - Tabled
- Upgraded cameras and gates at all entrances – waiting on bids to come back
- Health insurance for employees – tabled until October
- FD to install 911 signs at beaches – still in progress
- Discussion of having kids under 16 go through a safety program for riding atv's
- Ken to change all locks in Timberline – in progress
- Maint has replaced light by bathroom and maint yard
- Waiting on 3rd bid for hauling gravel for road maint
- Employee handbook – Mark working on
- Mugshots printed and posted at front gate – in progress
- Signage at all gates – “Welcome to LT, a Private & Gated Community.....” – Marcus offered to cut vinyl. Needs more info from Mark. Front board to be painted and vinyl attached to it. Mark to check the signed at back gates.
- Compass HR free review – Zoom meeting scheduled for 6/22 11:00am
- Jug Fishing – in progress
- Matt and Cathy to work on Tax Exempt status
- Sidewalk chalk and metal boxes – Tammy to purchase
- Tammy to send out violations
- Antennas that Marcus purchased, are to be installed 6/22.
- Tony calling conservation dept for fish count before re-stocking lakes
- Re-pave roads – tabled
- 4 major fractures in Bee Run – Costly repair – tabled temporarily
- Tony motioned to cancel previous boards having Ameren install lights in certain areas in LT due to no transformers nearby.
- Cathy 2nd
All in favor - 7
- Ken to look into solar LED dusk to dawn lights for darker areas in LT
- Maint and FD to work together to clear pony trails – in progress
- Cathy suggestd the trash gate to be moved back 15' w/ SxS / Walking access – scheduled
- Separating wahoo beach from parking area – tabled temporarily
- Reaching out to PO's with past due assessments – Collections in progress
- Welcome committee – volunteers/ training – in progress
- Open one beach to make pet friendly – tabled temporarily
- Rebuild bathrooms on each beach – shell only (concrete block work) approx. \$6500 each – still working on bids
- People living in campers or buildings less than 600sf with no septic – actively working on
- Matt motioned to have All type remove johnny at trash yard, move johnny from front gate next to water spigot at bee run
- Ken 2nd
All in favor - 7

Key status – 1 key for trash and fire gates – fire depts and ambulance dist all need keys to fire gates

Blocks behind metal container, push container up to blocks for security purposes

Guest Speaker

- 4 Members of the Hilltop board –
- Dena informed LT board regarding the upgrades that LTPOVA have currently funded, Marcus asked why a maint request wasn't filled out to have this work completed since LT currently holds the Deed.
- Matt said the PO's did not vote to take on the budget of the Voluntary Assoc. therefore the expense should not come out of paid assessments.
- Concerns with booking the building (Hilltop) and who has authority and final say. A shareable calendar was requested by LT Board
- Request to set up payment plan to pay remainder of t-shirts. \$4288. due to LT (Dena will have shirts paid off by end of 2022) Marcus asked about how Vol Assoc plans to pay the remainder off. Dena mentioned that the previous board agreed to let them make payments. (we will discuss as a board and get back to the Vol Assoc)
- Dena read the Quit Claim Deed the Vol Assoc composed.
- Discussion on whether or not the Hilltop has insurance coverage, how much it is and who is to pay for coverage.
- Discussion regarding how the Vol Assoc can reasonably assure LT Board. Marcus requests the Vol Assoc assurance in writing.
- Dena said the atty she is talking to instructed her that it was ok to take over electric, maint etc on the building to show their assurance.
- Marcus shared his dissatisfaction regarding the Vol Assoc running the building and land without consulting the LT Board.
- Discussion of who owns the Hilltop and how both boards can work together to see that the land is never sold off.
- The proposed deed presented by the Vol Assoc states that LT board is to transfer ownership back to the Vol Assoc and if the Assoc cannot maintain the building and grounds, it will be deeded back to LT board and the LT board cannot sell, donate, convey, give or transfer said property.

Ken Jones – excused himself from the remainder of the meeting

Matt motioned to increase Lisa Robbins' pay with added responsibility

Tony 2nd

All in favor - 6

Matt motions that LTBT buys 2 lots inside front gate

Cathy 2nd

All in favor – 6

Billy Lapaglia requested a refund for John Kendall's rental agreement

Matt motions to talk to Billy and explain that \$163 will be refunded to his card if gate card and sticker issued to John Kendall is produced in 10 days / at end of 10 days and these items are not produced, the office will be instructed to only refund \$145

Tammy 2nd

All in favor – 6

Office will follow rental agreement and not sell cards and stickers before rental agreement is signed by all parties

Matt discussed budget and no current revenue

Tony discussed the comparison of maint and security payroll

Matt went over numbers for getting us through October.

Cathy agreed that beaches, roads etc had been neglected for a long time. Now that we have made some improvements, slow down and approach the property owners and let them know we want to continue making improvements, but we need their help and how quick can we get this done.

Discussion of adding a \$25 trash fee per lot owner

Tony said a tractor is coming back from being repaired and will need to be paid for. Bee Run needs 22 loads of rock.

Matt suggested a 'fill the boot' at the front gate for Bee Run etc.

Tony has started working on Bee Run and said 7th street needs repair next

Cathy concerned with fixing Bee Run and ATV's tearing it up

Matt asked for an Aug 1st timeframe for any additional work to be done

4th of July plans – discussion of different ideas regarding opening the gates for the day (tabled)

Cathy offered to post improvements done by maint

Roger loaded tires to be hauled off, the amount of tires is unclear.

Cathy offered to help post projects being done around LT by our Maint Dept.

Board agreed to meet every Monday

Tony wants to move forward with Bee Run project and use Auction money.

New business

TO BE CONTINUED.....6/27/22 6:00p

Motion to adjourn: Tammy Burns

Seconded: Cathy Fronick

Meeting ended at: 10:06p

