

Lake Timberline Board Minutes

Date: March 5, 2025

Location: LT Office

Call to Order Time: 5:10 P.M.

Roll Call: President Anthony Huff – P

VPresident: Roger Meyer - P

Security: Scott McDowell - A

Secretary: Dennis Stear - P

Maintenance: Vincent Palmer - P

Treasurer: Terry Huskey - P

At Large: Lisa Robbins - P

Reading of the Minutes: **Motion to Accept: Meyer; Second: Huskey All in Favor**

Board Reports:

Treasurer:

V President:

Security:

Maintenance:

At Large:

Special Order:

Office Manager updates: none

Covenant Committee report: Proposed By-law changes. Proposed ATV Rules changes. Proposal to Contract Office Mgr. and Maintenance Mgr. was suggested. These were taken under advisement.

Unfinished (Old) Business

CD purchase: Second Certificate of Deposit purchased at Belgrade Bank for \$50,000.

Maintenance Vehicle Loans Grader balance is \$85,611.83. Purchase of more user friendly equipment for the maintenance department includes trade-in of grader and tractor. Purchase includes 2012 JD Truck Loader base, 2019 JD Compact Excavator, new rotary brush cutter and new power rake for road maintenance. Purchase is financed for 60 months through John Deere Financial. \$99,591 financed + \$20,178 finance charge = \$119,770 total @ 7.5% interest = total payout \$160,803. New payment will be \$1996.16. Belgrade Loan is rolled into finance agreement. A trailer was purchased from for \$6900.

Security issues: Fine and restitution for damage to Silver Gate. No update.

Volunteer Code Enforcers: Becky Stear requested permission to begin organizing volunteers. Approval was given to move forward. There are 10 volunteer code enforcers enlisted to date. An organizational meeting is being scheduled.

Community Book Sharing Library Box: Okayed. Location is being determined.

Personnel

Maintenance: After a majority approval, Huff wrote and offered Foran Stark a four year contract as Maintenance Supervisor. Foran began work 2/11. New employee, Aaron Scott was hired.

Security: Gate employee was written up. Write-up filed. No further action at this time.

County Officers: Four officers are on the payroll. Mike Ryan's position of responsibility needs to be reassigned. Nothing new.

Job Description for officers was offered by Stear. This was in response to the action taken at the last Property Owners meeting (when a motion was made, seconded and a vote to approve occurred) to make such descriptions. Need to get more information to make accurate job descriptions.

Equipment

Guard Shack: Water Heater purchase nixed. New **instant hot water system** installed.

Maintenance: Vinny was injured in an accident at the trash area. The **Ford truck** was totaled by the insurance company. We received \$29,700 + and have purchased back the truck with salvage title. Truck is being repaired by maintenance. **Dodge truck** had wiring and computer problem. Repairs up to \$2500 had been approved. Work is complete and truck is in operation.

Office Computer system: Our IT owner is retiring and wants to sell his tech properties to us. His asking price is \$10K. We need to determine our course for the future. No updates.

Office Phone needs voice mail cleaned up to be able to receive messages.

New Business:

New Gate suggestion from Huff: Butterfly MX: \$117,000 new gate system. \$79,000 yearly fees. He believes that the gate personnel can be replaced by this system providing the funding for future implementation. Further research is being done.

By-law changes:

Sec. II Para. 3 Title to "Property Owner Meetings" and "There shall be **five (5) property owner meetings**" per year scheduled for April (**annual election day**), June, September, November and February. All approved.

Sec. III New Para. 15 Title: "At Large Member" description "**Oversees and follows up on Property Issues and the Property Code Enforcement Committee.**" All approved.

Ballot Issues for Voters considered.

Roads: Potholes, Ruts and Asphalt are falling apart. What is the plan to fix? New equipment power rake will help grade out roads and potholes will be filled. No asphalt plan was given.

Adjournment: motioned by Huskey and seconded by Palmer at 6:40 p.m. **Next Mtg. 3/19**

Submitted by Secretary Dennis Stear