



Lake Timberline Board of Trustees Minutes

Meeting Date: 04/03/2024

Location: Timberline Office

Call to Order/Roll Call 5:20 called to order

Members in attendance:

- a. President: X
- b. Vice President: X
- c. Secretary: Resigned
- d. Treasurer: Not Present
- e. Security: X
- f. Maintenance: X
- g. Member at Large: Not Present

Review previous minutes: No previous minutes were given from the resigning secretary.

Bank account update. Previous \$302,941.08 Current \$272,530.57 Road fund \$93,130.21

Funds were transferred to the Asphalt road repair fund in the middle of March.

Election!!!!!!!

Need to reach out for a few people for election committee

Need to set up a kiosk for people to vote at office.

Need to set up area at meeting for people to vote. Office tablets, possibly laptop or two internet access.

Can use anyones cell phone as each QR code is different. Suggest internet from trash area.

All POs get postcard to vote. Votes are then scrubbed based on eligibility to vote.

The scrub list will have to be pulled the day of the election and sent to EB via email.

Property owners will still be able to vote in office and day of election.

EB currently has what they need. Test Ballots were sent out to 5 testers.

Marcus to post on the internet and website.

Lot lists that are in works

Sellable lot lists. Tax lot lists for possible board purchase. **Office said there will be several we should purchase that are coming up.** Cathy added addresses to the current list to make them easier to find.

Are there any other new lots? Need to get the list from Cathy. Hopefully she will turn the documents over.

Plat 32 Lots 37, 37A. List Lots once we receive deeds back. We received the title for the camper.

Set up a sealed bid auction.

Take pics and flood social media and our website as well as post in the office.

Possible end April 28th. Have Jack get some pictures and the office set up a silent bid box in the office.

Small building up front was pressure washed and still needs paint. Uses that will benefit LT and PO's

LTBOT wish list

Well/Bathroom at Primrose. **Survey Update**

Need proposals, plans for bathrooms. Tony to call, Cathy had the info on the survey. Hopefully she will soon turn over to the board.



Heat at shower house, get cost for insulation and wire work with John time permitting. Move forward and start charging for showers. Restrooms would be free still. Tokens for bathrooms. \$5 dollars per shower, use tokens. \$540 each at King Supply. Move forward with plan for tokens. Then the board will revisit heat.

Marcus emailed maintenance info on shower valves. Working with Foran

Foran had family emergency. Discussed plans in person with workers. Kevin asked about painting shower stall floors. He had some concrete paint he would donate. Possible hose bib to make cleaning easier. **Order valves and and timers**

President:

Phones in questions due to analog lines confusion on Spectrum's side. Supplied Phone company with office equipment and pictures. Working with Chad from Spectrum Still working with spectrum, multiple people on their end. **Emailed Chad waiting for response**

LTVFD asked about placing 911 signs at beaches and other common areas. Get more info on placement Possibly just beach signs stating the location? Felt people would know to call 911. Signs labeling beaches? No decision yet. **Remove from future agenda**

Vice President:

Secretary:

Cathy and Roger went and spoke with Unico about a line of credit. 30 days to close once gathered. Cathy and Roger confirmed the 911 address with Jake, Unico. **Update**
Roger is going to reach out for status

Cathy working on updating rules and Fees. Cathy gave handouts for review. Plan to incorporate a page or two at each meeting to review. **Marcus to see if we can get a copy from Cathy and move it to the Lake Timberline Trustees google account.**

RFID tags. Looking for some more options on the visitor access side of things. Rfid readers and stickers with gate software would work. Need internet at the back gates. Testing Verizon mobile boxes. Need other ways to get visitors in, keypad.

In process Marcus

Treasurer: Budget Discussion

3964 Lots are paid up, 2350 PO's

About 500 needed. \$70 to file a judgment, have the office start list, let people know we will file a judgment. Office stated we used to turn late pays into transunion. Matt emailed information about filing a judgment. Moving forward on big offenders that we feel we have a chance to recover. Have 5 offenders that were chosen to move forward on. Bowles is working on getting information. Tony to call our Fredericktown Lawyer the lake normally uses. **Update**

Security: Report

Pond court update. Continuing to make improvements, Security is monitoring closely. Dogs are gone, lot is getting worked on. Still receiving complaints on this lot and being told it is starting to get worse again. **Update The board has gave ample time we are told it is getting worse again, Scott is going to check on this.**



PO's letter was sent by registered mail. She said they had not received the letter yet. They have to pick up as it is registered mail. PO to schedule a meeting with the board regarding his notice. If the board does not get a response back we will move forward with court filings. POs last day to get the fence done was today. He has not complied move forward with fines and possible judgment. He left a lovely voicemail and I was told he went into the office on Tuesday.

Guard rail at low water bridge. Fine \$1500. Gate cards are turned on. PO is making the payments. Ticket stated payments would be accepted. **Continue to monitor payments. Foran to work on getting guard rail up. Assess what we have and what we need.**

Scott and Roger to go through the 45 day letter notices and check to see if improvements have been made. 45 day letter notices do not expire. **Update**

Update and Status

Maintenance:

Fixing the bridge by trash as it is washing out around the culverts. Get some cost estimates from contractors, see what needs done. Estimates and possible special assessment. Possibly pump concrete into the hole in the asphalt bridge. Investigate Band aid hole in bridge with concrete.

Need to do something

Working on graveling roads as budget allows.

Goff lake back wall plans. Goff Plan to place blocks and drain tile. **Update Use blocks at Goff for back wall. Board is not concerned with color differences. Will move when it is not so muddy.**

EPA is coming in to do remediation at Primrose and Wahoo in the spring. Tony has information on what all will be done. No start date from EPA at this time.

Bee run -roadway discussion

Tony is going to get with PO about what we need cleaned up 25 hours for community service. **In process**

Member at Large:

Discussion

Phantom Lake has scum on it. Appears to be sewage from a house on the lake Foran has reached out to the health department. County will address. Blue Green algae bloom. We will need to treat several of our lakes. Signs have been posted and information has been put out on Social media.

Plans

Needs to order test kits and get the water sampled
EPA and Health Dept came in the lake today. Appeared to making sure we put signs out for algae issue. Roger is going to let the office know if they come in to reach out to have someone meet with them. Scott is letting the gate know as well.

Security to post job opening at front gate, weekends, days and nights.
Gate hours 6-10 Sun - Thurs. 6-2 Friday and Saturday.

Check spillway culverts and small drain below dogwood.

Tony Motion to adjourn 6:19

Roger 2nd

All yes

