



Lake Timberline Board Meeting

Meeting Date: 7/11/2022

Meeting Type: Scheduled

Call to Order

Board member: Cathy 6:14p

Guest: Bradley Hartrup (no show)

Roll Call

Members in attendance:

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

Cathy reports having issues with posting minutes in a timely manner due to getting them re-written, sending them out to each board member for edits and approval, updating the minutes and then posting.

Ken questioned whether we need to post minutes to our board meetings

We as a board agreed in April to post minutes and be transparent which is something the board had lacked in the past

Ken does not think PO's should know what we are discussing and feels it would open a can of worms

We as a board will continue to be transparent and post meeting minutes

Board agreed to respond to meeting minutes sent out via Google drive within 48 hours and if no response from board members, ok to post to website.

Cathy will send last 2 meeting minutes to the board again for approval

Unfinished Business

Marcus: Gate and camera update – new antennas are up and has doubled the speed at back gates

Need a hard drive for the office (no money?) Marcus working on getting price lowered for tower usage

Board to give Joey Henderson 30 day written notice regarding purchasing adjoining lot from Tony Huff. Board issue is the placement of PO's building. Instead of the board requiring Joey move his building 25', Tony offered to sell his adjoining lot to Joey so his building only needs to move 5'.

PO's drawing is good, building was not set where the drawing states.

Marcus motioned to give PO a 45 day notice to have his building moved to match submitted drawing.

Matt 2nd

all in favor-7

Marcus - LTVPOA Proposal and what does reasonably assured mean

If electric, insurance and maintenance on building is paid for 1 year, Marcus would feel 'reasonably assured'.

Tony agrees.

Ken agrees but feels it should be 2 years.

Mark- 6 months - but it doesn't really matter because the board of trustees will regain control if the LTVPOA fails.

Cathy - 90 days and have it re-written by an attorney that if the LTVPOA fails that the hilltop must go back to the LT board of trustees.

Matt - read the definition of 'reasonably assure'

Tammy - says no on the request that LTPVOA is granted the deed. They can use the building and grounds but not have control of it.

Marcus explains that just saying 'no' is not an option and that the deed reads that if the LTVPOA requests it back in their possession within 21 years, the LT board of Trustees must allow it. This board is only trying to make sure the land doesn't get sold off.

Tammy agrees that it should be 6 months to a year for the LTPVOA to 'reasonably assure' the board.

Ken says to hand the hilltop over since it will come back to us if the LTVPOA fails.

Hilltop to hire their own trash removal, not to use LT dumpsters

Marcus motions to have LTPVOA reasonably assure the board of trustees for 1 year before signing the deed over.

Tony 2nd

Marcus-yes

Tony-yes

Mark-no

Tammy-yes
Ken-no
Cathy-no

Tony motions to have LTPVOA reasonably assure the board of trustees for 2 years before signing the deed over.
No one 2nd

Cathy Motions to have LTPVOA reasonably assure the board of trustees for 6 months before signing the deed over.
Tammy 2nd
Tony-no
Matt-no
Tony excused himself from the meeting
Tammy-yes
Ken-no
Mark-no

Matt motions to sign the deed and hand it over without a waiting period.
Ken 2nd
Matt-yes
Ken-yes
Mark-yes
Tammy-no
Cathy-no
Marcus-no

discussion about following Roberts Rules of Order and whether the president gets to vote or if he is only a tie breaker if needed.

Matt said following Roberts Rules of order, the president only gets to vote if a vote ends in a tie and needs broken.
Marcus said he doesn't agree that the president doesn't get a vote.

Matt withdraws his motion to sign the deed and hand it over without a waiting period due to the voting/tie breaker issue and Tony leaving the meeting.

Matt makes a new motion to move forward with signing the quick claim deed over without a waiting period
Ken 2nd
Ken-yes
Tammy-no
More discussion....
Matt-yes
Mark-yes
Cathy-Abstains

Ken: Keybox for all new keys and locks mentioned in previous meetings - Tabled, no money
LED / Motion lights for various areas of LT - Tabled, no money

Cathy: Motion to close lines of credit (failed)
Matt to look into a Corporate Credit Card
Shipping containers – find detailed info in writing. Meeting notes found that state containers may not be longer than 20'
Dismissing the idea of beach pavilion rental
Auto reply for maintenance request – Marcus to talk to Bill
If PO's own raw land, ok to let vegetation grow. If building, camper, picnic table etc occupies the lot....(tabled, needs more discussion)

Matt: Billy L was refunded \$148.
Budget – on shared drive – separate meeting needed for discussion
Welcome committee-tabled
Progress on back assessment list collections – continuing to make calls to PO's that are in default

Mark: Still working on beach and boat ramp signage
Employee handbook update – sat in on a Free zoom appt with an HR company and what their services include
One of the officers requested footage of a certain incident be downloaded for his review.
Roger is going on many calls – but only giving verbal warnings. The board would like to see more tickets being issues when warranted.
Radios – no update

Maint: Handrails, ballards, riff rock for Goff Springs on hold due to no money
Definition of hardscaping, so we can bring to a vote and implement (tabled)
Weekly maintenance reports to be uploaded to the shared drive for all board members viewing

Tammy: Sending out 20 violation notices giving 45 days to correct

New business

Marcus: LT owned property list. LT owns 133 lots which are for sale. Possibly add to the website. Ideas needed of how to make up for the cash that was spent by previous board.

- Boat/RV storage behind maintenance building

Maint: Guardrail at low water bridge / waterfall – re-work road and raise, adding bigger culverts

Marcus has past budgets from Frances/office

The board will have a meeting next Monday pertaining to the Budget only. No other topics will be discussed.

Hill by dumpsters need to be secured

Side x side access to be added around the right side of the yellow gate.

No Community BBQ this year due to no money.

Marcus motioned to adjourn

Matt 2nd

Meeting ended at 9:29pm