



Lake Timberline Property Owner's Meeting

Meeting Date: 9/9/2023

Meeting Type: Quarterly

Call to Order 10:01am

Location: Paddle Club

Roll Call

Members in attendance:

- Marcus Payne- President
- Roger Meyer- Vice President
- Cathy Fronick- Secretary
- Matt Crabtree- Treasurer
- Mark Williamson- Member At Large
- Tony Huff- Maintenance
- Scott McDowell- Security - Absent

Pledge of Allegiance

Reading of previous PO meeting minutes

Update on Bathroom at Primrose Beach. \$4500 for metal building. Concrete building would last longer. Looking at all options. On hold for funds.

Paint for maintenance building was purchased and waiting for Dennis Young to paint.

Discussion to have line of credit available to use towards the end of each year.

Goff Spring ATV parking is open but not complete

Furniture and construction materials are still being dumped in the dumpsters. This is for household trash only.

We continue to work on 45 day notices.

Spillway / waterfall guardrail needs repair due to accident. Driver's insurance should be paying for repairs.

Meeting with trash company regarding the installation of a single phase trash compactor to help with hauling fees.

Not sure we can use a compactor due to the items that are being disposed of. Would need 24 hour employee to watch what was being disposed of.

Thomas willinbrink - Used to work with compactors and can be run on 115. Dog house door, would be too small for mattresses, fridges etc.

Some roads are in need of repair. 8 spots was \$80k. To repair across Wahoo dam was approx \$125k.

A one time fee was suggested for a new maintenance building to replace the old one in order to store our expensive equipment inside.

Carol Ann asked if we raised assessments would we still need a special road fee. The answer was, more than likely, yes, due to us being so far behind in assessments and repairs.

Rob Robbins was concerned that we can't rely on sticker fees to run Lake Timberline. The topic was discussed and explained the need for an assessment increase. Sticker revenue has been used for repairs throughout the community instead of going towards fish habitat, lakes etc as it was originally intended.

Raising assessments would cover our operating costs throughout the year.

Rules and Regulations re-write - the board was going to work on this as a group but that would create more meetings, therefore, Cathy will be working on it as time allows. Once completed, the board will review and approve.

Cathy and Marcus are working with Election Buddy for the 2024 election. This should be a significant cost saving as well as office payroll savings.

Budget was discussed in detail. (handouts available at the office during business hours).

We are working on adding more Board owned lots to the website LAKETIMBERLINEMO.ORG. We will add them on specific days of the week/month so all property owners are able to see them as they come available.

RFID tags are still being discussed and waiting on costs for different systems.

Several PO's pay their yearly taxes but not assessments. We have been putting liens on some properties. We have also had some lots donated back.

2000 po's out of 2600 are paying assessments.

More PO's have paid their trash fee than expected. This helped tremendously with the hauling costs.

600-700 PO's have not paid assessments or trash fee. This hurts the ability for our community to function properly.

Patty asked if we raised all lot assessments to \$185k, could we eliminate the trash fee.

We need to be bringing in \$70k per month to run the lake. \$582,5 is assessments plus trash

Raising assessments for each lot to \$185 per lot, would not allow the trash fee to be eliminated

We would need to raise each lot assessment to \$197 per lot just to break even. Increasing assessments every year to account for the cost of living was discussed.

Adding a 24 hour access via RFID tags or swiper cards to trash with triggered cameras to stop non-household trash being dumped was discussed.

Expenses

Repair of backhoe \$16k

Another repair to backhoe in August \$11k

Purchase of road grader \$124k

misc expenses: maps, flags, permits, johnnys, office siding replacement/repair

Salaries

maint increased a bit due to summer help and restructuring (4 people in maint and 3 part-time)

gate workers

office staff

deputies

Discussed Bambee's abilities and functions

Joyce tanner young – there is Government funding / grant for fiber optic to run through lake community.

Looking into token system for showers

Culverts are rusting and need replaced

Phone lines – spectrum is running fiber optic to office by 10/9/23. Remove Viasat service.

Septic repairs

Vandalism – see something, say something. Don't just post on fb

Joe burwick Peartree and boundary – concerned with the speeding

Primrose & Woodleigh – conservation and epa said he needs to bring up to the board in order to dredge his cove to be useful

Tree across the cove – over by timberline Glenda and scenic view

PO put in a work order for culvert – has a sink hole. Culvert is leaking and creating a huge hole

Dennis – motion to raise assessments to \$200 per lot

Foran 2nd

Discussion

Tony explains raising now and then add a clause to increase with rate of inflation

Carol Ann's husband – do a slower gradual fee

Tina Kester - Make payments throughout the year

Frances doesn't like taking partial payments or paying early. Asking about a separate account.

Dennis' motion was tabled due to too many variables and more thought needs to go into this before having the PO's vote.

Jan motion to adjourn

Betty 2nd

Meeting ended 12:52p

