

Lake Timberline Membership Meeting

Meeting Date: 9/10/2022

Location: Hilltop

Type: quarterly

Time: 10:00 am CST

Call to Order

Time: 10:02am

Motioned by: Marcus / Cathy

Board members present:

- a. President: Marcus
- b. Vice President: absent
- c. Secretary: Cathy
- d. Treasurer: Absent
- e. Security: Mark
- f. Maintenance: Tony
- g. Member at Large: Tammy

Pledge of Allegiance

Review of minutes from prior PO meeting: 6/11/2022

New hires working out well

Shower houses free to PO's in good standing. Key at front gate

Cameras – signal issue due to wifi cards through ATT. Purchased antennas for top of pole which improved the signal

Angle gate camera was replaced under warranty by ATT

Fire dept signage is still in the works – illegal to park on the boat ramps

Still working on 911 addresses for beaches

Maintenance projects – trash gate - move gate back and sxs access has been completed

Silver gate broke and since fixed. We did get restitution from the person that damaged it.

PO's can request work orders for maint on website or through front office

Auction was a success, raised approx. \$18k. wanted to purchase a skidsteer but instead had to use it to run the lake.

Bee Run – washout, needing 6 culverts

Wahoo beach – separate parking from beach area – tabled due to no money

Treasurer is working on budget as well as 2023 budget

Goff updates were covered by the auction money

Sand was put on beaches that are being used. Use to be 10 beaches in LT, maint has cut some of the overgrown beaches back and made them accessible. Can't afford sand at this time.

PO's want minutes from closed board meeting being posted in a timely manner. Per covenants, the board is only required to post the minutes from the 4 annual PO meetings.

We do have closed board meetings which we do take minutes but cannot post everything discussed.

We remove certain info from the closed meetings, all board members review and once approved by all, they are given to the web person to post on our website.

This board is doing to be transparent, unlike any other board in the past.

Procedures have not changed for showing proof of insurance before entering the gate.

We have talked to some committees

Still looking into the possibility of opening one beach to be pet friendly

Suggested dog park area – on hold due to no money

People living in campers and small buildings are actively being addressed as well as lot issues

Jeep is being sold to highest bidder due to not being used much

Question from PO 'what does security use if we are selling the jeep?'

Answer – personal vehicle

We hired Roger Meyer to patrol and use his personal vehicles – not on a set schedule which allows for flexibility.

If late night issues at or with the front gate, the board calls Roger and he takes care of it.

Officers also work with Roger and call him for backup

Discussion regarding PO's lots filled with debris and how the 45 day notice works.

NEW BUSINESS:

Reports from Board of Trustees:

Pavilion on Primrose beach was deemed unsafe after a PO backed into it with a vehicle. The main header was broken and therefore torn down. The board is working with PO's insurance.

Gate damage in 2020. Court case is scheduled for 10/4. We are filing a restitution letter to retrieve funds for repairs.

PO requested that the PO meetings be posted by the mailbox.

Reminded PO's about info on website and much helpful info.

Budget – Bank balance was read and info given for what it takes to run LT

Income breakdown was presented and discussed

Employee hours were cut back as well as some layoffs due to not having enough money

PO asked 'how do we fix it?'

Expenditures were reviewed – all available at the office for PO's review.

Assessments need to be raised in order for LT to function on a daily basis as well as make repairs and improvements.

The assesment increase voted on 3 years ago at \$10 per year for the 1st lot only, does not come close to meeting today's inflation rates.

Revenue was reviewed

PO's have been requesting improvements on lakes, beaches, roads, bathrooms etc. No improvements can be made due to no money and an assessment increase is desperately needed to survive.

LT asked to have 4 porta potties removed due to cost and All Type Septic offered to leave those 4 in place at no charge and pump for free to show commitment to our community.

Previous board said the Goff beach project cost would be minimal. It was not. Tony donated many hours of his time to run the machinery so maintenance could continue working on roads, grass cutting etc.

PO said assessments must be raised

Road fees must be raised

PO asked how much we have taken in on fines/tickets – the board did not have that answer.

Our officers have seized drugs trying to be brought into our community and are well worth the money we pay them.

Neighborhood watch is necessary to keep unwanted activity out. If you see something, report it to the board or call central dispatch if crime related.

Front gate personnel should not push the button to raise the gate arm for anyone.

This development was intended to be a camping community, not a full time residential community.

Trash cost and fee discussed. PO's don't want to pay a trash fee for the increased amount of trash that is being generated.

In order to pay the trash bill, LT must then take money from road repair, beaches, employee's hours etc.

If LT is not able to maintain our roads the county will step in and take over. All gates would then be removed.

The covenants state that the board is to take care of common area only, not personal trash, electric, sewer etc. We've been paying for PO's personal trash for many years. That money has been taken out of the assessments that should have gone towards our lakes, beaches, bathrooms, roads, etc.

The PO's vote on board members to represent the community. The board then votes with the best interest of LT in mind.

Beaver and groundhog issues at the dam

59 county calls in June

66 county calls in July

60 county calls in August

Roger has been answering approx. 10 calls per week on average

Mark as responded to 26 additional calls.

Mark and Tammy are switching positions. Mark is now member at large and Tammy Security

Discussion regarding the removal of the 20mph signs on main thoroughfare

Reports from Committees-ask if committee representative wants to speak

PO asked if the quit claim deed has been signed over to the LTVPOA. It is in the works but has not been completed yet.

It was written in 2010 that if the LTVPOA could prove they could pay the bills, they could take over and maintain the hilltop once again. LT has first right of refusal if the LTVPOA does not succeed.

Adjournment Cathy / Carol Ann 12:14pm