

PO MEETING 9/14/24

Call to Order: 10:02 a.m.

Board Members Present: Pres. Huff, VP Meyer, Sec. Stear, Main. Palmer, At-large Robbins

Absent: Trea. Huskey, Security McDowell

Pledge of Allegiance

Current Budget.: \$114,011

Road Fund budget: \$ 64,917

Total Funds. \$178,928

Reading of Minutes from 7/13/2024

Motion to approve: George Tutza. 2nd Charlotte Alexander

Approved

Special Order: Jack Dudack, Office Manager

Moment of silence in memory of James McNally.

Office financial report explained.

Volunteer Fish fund raised \$3200. Goal is \$4,000 needed to Stock the Lakes.

Office equipment needs: The office computer system randomly goes down. IT person still able to keep it running, however he is getting older and wants to retire.

Reports from Board of Trustees:

President- Anthony Huff

On 7/29, Jack Lawson was removed by the Board of Trustees, according to Article VI #5., for failure to attend meetings and failure to perform the duties of a board member, as described in the Covenants.

Vincent Palmer, who was the next candidate in line, was invited by the Board of Trustees to be the new Board Member over Maintenance.

Returned Property: Office Assistant Amy Callender's efforts at phone calling on back assessments owed, has resulted in 36 lots being returned to LT.

Asphalt update: Final repairs contracted for this fiscal year are scheduled to be completed in September.

Budget Cuts have and are continuing to be made in payroll and road material purchases to assure we finish the year at or under budget.

Gate discussions are ongoing about possible updates to provide better service and better monitoring.

LT Property For Sale Signs have been purchased. Ed McGraw volunteered to post them.

Assessment Increase Question: The board determined to request that the property owners vote on an increase for 2025 to \$185 per lot. Election Buddy has been contracted to carry out the election at a cost of \$4751.

Vice President Roger Meyer

Goff Beach project has been halted until next fiscal year.

Winter restroom closures will begin in October and port-a-pots removal.

Resigned from paid security position

Security: Scott McDowell absent

Maintenance: Vincent Palmer

RK Tractor: unusable due to blown motor

Employees: We have two maintenance employees on the payroll.

Roads: We have made a list of needs and will prioritize as materials are available.

Beach winterization will begin soon.

Trash collection area: We need our owners help in keeping the area clean. Please be careful in placing trash in the dumpsters. We have to pay employees to clean up after trash dumpers who do not clean up after themselves.

Secretary: Dennis Stear

Sugar Shack being used by volunteers to raise funds for LT needs. So far monies have been raised for making improvements at Timberline Beach and to stock the lakes

Covenant Committee has been meeting regularly to develop needed updates proposals.

Informing Owners

Treasurer: Terry Huskey, absent

Financials: Monitoring to assure we keep within budget for the fiscal year.

Collections: Back Assessments and fines are resulting in some revenue and property being returned.

Member at Large: Lisa Robbins

Front Gate Activities: Labor Day all in's 444 vehicles.

Revenue collected from sales of maps, flags, shower tokens and gate passes: July \$557, August \$484, September \$251

QUESTIONS & Suggestions by PO:

Q. who is responsible to pay assessments on Rented property?

A. Tony- PO pays all Assessments and Fees AND the renter pays all Assessments and fees.

An Air B&B is classified as a rental and Assessments and fees are paid both by PO and Renter.
Stear- Article 4, paragraph 2

Discussion on the Proposed Assessment Increase:

Q. How did you come up with the proposed assessment increase amounts?

A. Tony: We went through budget needs for gravel, etc. AND When the lake was developed in the early 1970's, the assessment was \$25. Per lot. Inflation Calculators say, \$25 in 1972 equals \$185 in 2024.

The Plan is to Rock every Road. Some roads have become inaccessible.

A. Stear shared budget percent breakdowns of what LT Budget should be:

25% - Security

35% -Office

40%- Maintenance

A PO pointed out that when assessments were raised 5 yrs ago, it was only on Primary lots. Secondary lots should have been increased also. Now assessments on secondary lots have fallen way behind.

Discussion on Election Buddy

Q. By Devron Bridges- How much did we pay to get this assessment voted on?

A. \$4,500.

Q. Why did you waste \$4500. On an assessment vote when we owe that on a Tractor? How is this good money minutes.

A. Tony: We have to keep trying.

Q. By Shelly Griffen- why can't we wait & vote on this in the Spring Election?

A. Stear: If it's voted on in the Spring, it wouldn't take effect until 2026 Assessments.

A. Tony: We need the funds NOW.

Q. Another PO- Does Election Buddy know who not to send cards to?

A. The office gives them a scrub list.

Complaint: Election Buddy costs too much, elections and other things can be done for less.

Tony: like what? No response from PO.

A. Tony: paper elections cost \$3700 incl labor. In the Spring, Election Buddy cost \$3000. Thus saved LT \$700. We were not told of the EB cost increase until well into the process.

Q. Cathy Fronick- when will the post cards get sent out? A. Soon

Can we scratch the Election Buddy mailing and let these people vote on the assessment increase?

Tony: we are trying to bring it to ALL the people.

Special Fees:

Q. Devron: if the assessment increase doesn't pass, will you add special fees?

A. Tony: yes, probably a Road Fee

Q. Do special fees have to be voted on?

A. Tony: Special Fees only have to be voted on by Board Members. If we get the assessment increase, we will not be adding a fee.

A. Stear: it's easy to sit there and tell the board how to run things, but no one wants to run for the board.

PO SUGGESTIONS: .

Steven Frederick: we need to give the money, people. Trust the board you voted for. But, we need a plan, Board. We need to **clean up** the place, then people want to invest in LT, and then it will grow. (Applause)

2nd PO:

Show us a plan and PO are more likely to vote for the assessment increase.

Tina Kester- Has no problem paying assessment increases, but can we **clean up** the place? My brother, who is an attorney, said that LT needs to have PO Sign the Covenant and by-laws with a Notary. This would make it easier for the board to enforce their clean up rules.

Water Supply for Campers

Q. -Why doesn't LT have a Water Supply at the RV Dump Station?

A. -It was poorly planned, & there are no funds to fix it.

Q. By Charlotte Alexander- other sources of Revenue:

How much \$ is collected from 45 Day letters?

Are they followed up on, and fees being collected from this?

Are we getting full value for properties sold?

A. - some, yes. we are getting closer to it.

Q. Who has access to the Credit ?Card?

A. Only Jack Dudack, the Office Manager. No board members have a LT card.

Q. Who signs checks?

A. The treasurer, Pres, and VP

Carol: we need people make a line behind a podium to ask Q, so everyone gets a turn. Postage goes up, so paper elections also go up. Cost of living has gone up 20% ; but 2nd lots have not gone up in years.

Bob: Need to Clean up LT. 45 Day letters need to be followed up on.

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Charlotte Alexander: call for a motion to have PO Meetings every 30 days, rather than 4x a year. (No 2nd, Motion dropped)

Motion to adjourn: Cathy Fronic. 2nd Tina Kester

Adjournment: 11:37

Submitted,

Dennis Stear, sec