

Lake Timberline Board Agenda

Date: January 15, 2025

Location: LT Office

Call to Order Time: 5:03 P.M.

Roll Call: President Anthony Huff – P

VPresident: Roger Meyer - P

Security: Scott McDowell - A

Secretary: Dennis Stear - P

Maintenance: Vincent Palmer - P

Treasurer: Terry Huskey - A

At Large: Lisa Robbins - P

Reading of the Minutes: **Motion to Accept: Huff, Second: Palmer All in Favor**

Board Reports:

Treasurer:

V President:

Security:

Maintenance:

At Large:

Special Order:

Office Manager updates:

- Vacation pay set to physical not fiscal year. Average hours worked is base.
- 2,179 Property Owners paid to date. This equals nearly half of budgeted dues. Gate cards soon to begin shut offs for unpaid assessments and fines. Some have requested payment plans. How should we handle this?
- Voting preps for next election will be in house and not election buddy.
- W2's ready to be sent out.
- Lawyer Bill of \$284 in services provided.
- Two loans will be paid off this month.
- Assessment Recovery is slowing, but continuing to pursue.

Unfinished (Old) Business

Maintenance Vehicle Loans are nearing pay-off. This will free up some funds. Discussion ensued about taking these funds to make principle payments on the outstanding loan of the grader. Board members were very positive toward this option, but no specific motion to do such was made.

Security issues: Several arrests have been made. A fine and restitution arrangement is being worked out over the damage to Silver Gate. Awaiting final disposition.

Community Book Sharing Library Box: has been okayed. The exact location of the box is being determined.

Office Computer system: Our IT owner is retiring and wants to sell his properties to us. His asking price is \$10K. We need to determine our course for the future.

County Officers: Mike Ryan who is our liaison with the county has resigned. He was responsible for seeing deputies assigned to Timberline on assigned shifts. He was their mentor as well. His position of responsibility needs to be reassigned.

Job Description for LT Deputies was offered by Stear. This was in response to the action taken at the last Property Owners meeting (when a motion was made, seconded and a vote to approve occurred) to make such descriptions and have Deputies keep logs. No action was taken.

New Business:

Personnel

Office: It was determined that there was not parity in office worker pay. It was agreed to bring both workers pay scale to parity retro to January 1, 2025.

Maintenance: Ron is cutting back to three days a week: T, W, Th. Need to hire an employee. Foran is willing to come back to work with a contract. Huff plans to offer him a four year contract. Huff asked for board members to vote on making a contract offer. Meyer, Palmer, Robbins and Huff voted to approve. Stear abstained. Huff to present a contract to the board.

Security: Gate employee is not following employee conduct guidelines. Several complaints have been made, and this in an on-going issue of noncompliance. It is the consent of the board that this employee may be terminated. Board decision will be given to the Security Board Member (not present) for his disposition.

Equipment

Guard Shack: Water Heater is being purchased.

Office Phone needs voice mail cleaned up to be able to receive messages.

Volunteer Code Enforcers had been mentioned as having existed in the past. Becky Stear requested permission to begin organizing volunteers and have a training day to bring this enforcement plan back to life. Approval was given to move forward.

Next Meeting will be Feb. 19.

Adjournment: motioned by Meyer and seconded by Huff, 6:07 p.m.