

**TIMBERLAKE COMMUNITY CLUB, INC.  
ANNUAL COMMUNITY MEETING MINUTES  
SPRINGER PARK  
August 13, 2017**

**DRAFT**

**Board Members Present: President Terry Hubbard, Vice President Catherine Robertson, Treasurer MaryAnne Preece, Secretary Linda Bruder, and Director at Large Kenneth Bassett. Linda Miller was not able to attend the meeting.**

**Employees Present: Office Manager Sheila Hedlund, Office Assistant Angi Bence, Water Manager Marcus Vind, Maintenance Larry Dearman and Craig Milanowski**

**Members Present: List attached**

ITEM	DISCUSSION
<b>Call to order</b>	The meeting was called to order at 1:00 p.m. by Terry Hubbard, President
<b>Pledge of Allegiance</b>	Everyone rose and recited the Pledge of Allegiance.
<b>Welcome</b>	<ul style="list-style-type: none"> <li>• Thank you to all who attended the meeting.</li> <li>• A quorum was met by 50 lot owners attending the meeting (required quorum 50)</li> </ul>
<b>Announcements</b>	<ul style="list-style-type: none"> <li>• Terry Hubbard presented the current Board of Directors</li> <li>• All members were asked to hold their comments and question to the Good of The Order portion of the meeting</li> <li>• Linda Bruder read a statement from the Board. This addressed concerns of statements being made pertaining to the Board. The Board announced a Town Hall meeting to be held sometime in October. The Members were asked to submit their questions and concerns two weeks prior to the meeting so that they can be investigated and addressed at the town hall.</li> </ul>
<b>Minutes</b>	<ul style="list-style-type: none"> <li>• August 14, 2016  <b>A motion was made</b> by Linda Bruder, seconded by MaryAnne Preece and passed with no Nays as follows:  To approve the minutes of August 14, 2016 as written</li> </ul>
<b>Treasurer's Report, MaryAnne Preece</b>	<ul style="list-style-type: none"> <li>• The Financial report was reviewed (attached)</li> <li>• The reason for the raises in dues and water was addressed; we must keep up with the cost of living and still continue to increase our reserve accounts.</li> <li>• MaryAnne asked for members to please step up and volunteer</li> </ul>
<b>Water, Terry Hubbard</b>	<ul style="list-style-type: none"> <li>• The installation of the new generator system has begun</li> <li>• The Sanitary Survey has been completed with the next one scheduled for 5 years</li> </ul>
<b>Maintenance and Common Properties, Terry Hubbard</b>	<ul style="list-style-type: none"> <li>• Sand has been added to two beaches this summer</li> <li>• ADA upgrades and painting is being done as time allows</li> </ul>
<b>Activity Committee, Cathy Hubbard</b>	<ul style="list-style-type: none"> <li>• Cathy reviewed the events held so far this year</li> <li>• Upcoming events:  School Supply Drive Now thru the end of August  Spaghetti Dinner, September 23<sup>rd</sup>  Halloween Trick or Treat at the MPC with hot chocolate for the kids  November Food Drive for Pioneer School Families  December Christmas Party, come and get your photos with Santa!</li> </ul>

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	<ul style="list-style-type: none"> <li>• Watch the reader board and web site for more details on these events</li> <li>• Cathy thanked all those who have helped with the events this year, Please consider joining this committee, we are looking for new ideas!</li> </ul>
<b>Rules Committee, William “Sunny” Sundquist</b>	<ul style="list-style-type: none"> <li>• Meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month from 7-8:30 p.m.</li> <li>• We are currently indexing the guidelines so that it is easier to locate what you need to reference instead of having to go through all of our documents.</li> <li>• Thank you to Vicki Dean, Deanna Webber and Carolyn Brooks for your past contributions to the committee</li> <li>• Thank you to our current members; Karen Herr, Bill and Linda Bruder, Jack Robertson, Tom Hanson and our Board Liaison Mary Anne Preece.</li> </ul>
<b>Lake Safety Committee, Brad Moore</b>	<ul style="list-style-type: none"> <li>• This committee has just restarted, we need volunteers! Our goal is the safety of all who use the lake!</li> <li>• We are in need of representation from the small lake, a letter is going next week.</li> <li>• Our meetings are held the last Thursday of every month at 6:30 p.m.</li> <li>• Linda Bruder announced the changes made by the County Commissioners regarding buoys. The County has change the distance from the shoreline from 75 feet to 150 feet there are no exceptions it also mandates that the buoys must be red and 18” in diameter.</li> </ul>
<b>Permitting Committee, Tom Hanson</b>	<ul style="list-style-type: none"> <li>• Tom thanked Angi and Sheila for their assistance in the office and Linda Bruder as the Board Liaison.</li> <li>• Tom reviewed the permits that were issued this year, of these there are 12 new residence!</li> <li>• Sue Chemidlin has joined the committee to help with closing out permits</li> <li>• Stop work order procedures were explained, these are meant to be a tool to correct mistakes</li> </ul>
<b>Sheriff’s Report</b>	<ul style="list-style-type: none"> <li>• Sargent Reed announced to the membership that Officer Matt Colbenson will no longer be the community sheriff for Timberlake, a replacement has not yet been appointed.</li> <li>• Matt will be the new School Resource Officer</li> <li>• Matt thanked the Members for their kindness throughout his time at Timberlake</li> <li>• Matt gave current crime stats all were reduced: Assault 74%, Burglary 35%, Drugs 19%, Motor vehicle theft 4% and Theft 42%</li> </ul>
<b>Announce Results of Balloting</b>	<ul style="list-style-type: none"> <li>• Dan Mortensen of NR Smith CPA Firm gave the scope of work they performed, they picked up the printed/stuffed ballot mailing envelopes from the printers, they counted, posted and mailed the ballot envelopes, they tabulated the votes from both the mailed and dropped ballots. 1156 ballots were mailed, 149 were returned, 131 were valid. It is noted that the invalid ballots would not have changed the end results of the voting.</li> <li>• Results are as follows:  2017-2018 General Budget ~ 102 Yes 26 No  2017-2018 Water Budget ~ 96 Yes 32 No  Audit ~ External Audit 67 ~ Internal Audit 57  Board Candidates: MaryAnne Preece 111, Terry Hubbard 102, Linda Miller 101  Write Ins ~ no one received more than 4 votes</li> </ul>
	<b>INTERMISSION</b>
<b>Newly Seated Board</b>	<ul style="list-style-type: none"> <li>• The Board will remain the same with members as follows: Terry Hubbard, Cathie Robertson, MaryAnne Preece, Linda Bruder,</li> </ul>

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	<p>Linda Miller and Ken Bassett</p> <ul style="list-style-type: none"> <li>• The Seating of Board Positions will be announced at the September Meeting</li> </ul>
<b>To The Good of The Order:</b>	<ul style="list-style-type: none"> <li>• 08/027 Zana Gearlock ~ (The statement was read by Ms Gearlock's Mother) She thanked the Board and admonished those who complain without a solution.</li> <li>• 09/016 Cynthia Olson ~ Finds the staff to be helpful, appreciates the positive newsletters, and finds the office staff friendly. She asked the Board to explain the postcards sent to the membership. ~ Terry Hubbard explained that Liens are common and used by a lot of business they are meant to protect. The water statement was going by Municipal codes they do not apply to us, we are a privately owned system</li> <li>• 01/150 Jamie Ellertson ~ inquired about a postcard she received offering her cash for her lot. These are sent by a real estate firm and cards were received by several TCC members.</li> <li>• 08/046 Cathy Hubbard ~ Rescue TCC ~ We need to rescue ourselves from them!</li> <li>• 08/016 Allen Lawrence ~ Community trees need to be surveyed prior to winter many of them could affect the power lines this winter. It was recommended he contact PUD for tree removal</li> <li>• 02/268 Thomas Roach ~ Status of squatters on Totten, going to court for determination</li> <li>• Terry Hubbard reviewed the Fraud case, it is with the prosecutor for determination.</li> </ul>
<b>Adjourned</b>	<p><b>A motion was made</b> by Catherine Robertson, seconded by Kenneth Bassett and passed with no Nays as follows: To adjourn the meeting at 3:34 p.m.</p>

Respectfully submitted,  
Sheila Hedlund  
Office Manager

**These are Draft Minutes Only and have not been approved by the Board of Directors.**

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Introduction of Board Member to speak.

Board Member, Linda Bruder:

Thank you. I am here to speak for the Board about the state of Timberlake this year.

First, we have made much progress in many areas. As you know, there was a theft a couple of years ago. The Board hired an investigator, and a full investigative audit report was prepared. Everything is fine, except for the theft and the office procedures that allowed it. The prosecutor is planning to file charges; it has taken a long time because it has taken the Sheriff's department a long time, even with our investigative report. They have apologized and said our information is very useful.

Second, we have changed the office. Sheila Hedlund is our Office Manager, and she is doing an excellent job. She is great with the members, she understands what we need, and she does her work professionally. We are very happy with her. We know the members are, too.

Third the current board functions with respect for each person's point of view. We are able to come to a consensus in order to accomplish business for our community/HOA. The board is proud of that it is able to work together in the absence of personal agendas for the best interest of the community.

What this all means is that Timberlake is in excellent shape now and we expect that will continue.

There is one continuing challenge, though. There are a few members who consistently make up and repeat lies about what is going on. Recently we have heard rumors that the Board is misappropriating funds, that all Timberlake elections are rigged, and other lies. None of these members actually comes to us directly with any proof of any of this; if they did, we would investigate and respond. Instead, they just spread their rumors.

We should all remember that there is a real need for differences of opinion; the Board can learn a lot from people who have something new or different to say. But there is a difference between constructive and destructive criticism. Constructive criticism is where the point is to try to make Timberlake better, some plan or suggestion that can make something work better. Destructive criticism is just saying negative things for no particular reason other than just to be saying something that others listen to, usually just to feel important.

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So, when someone tells you something that sounds terrible, like the Board is trying to rig elections, ask yourself. Why would these people on the Board do such terrible things? Is there any real proof? What has the person telling you this actually done to get to the bottom of things?

This is what the Board wants to do. Instead of this continuing series of rumors, we will have a town hall meeting, in October. Anyone who has any questions for the Board about stealing money, or rigging elections, or anything else critical, can write down a clear and concise question about what they want to know about, and get it to the office two weeks before the meeting. Include all of the facts that you think are important. Then, the Board will try to evaluate and investigate all of these questions and answer them at the town meeting. You don't have to sign the questions, but we do need time to understand them and answer them, so please, get them to the office on time. And make these real, serious questions, not just angry accusations without facts to support them.

At the town hall, everyone will behave civilly. There will be no anger or discourteous behavior allowed. All comments should be constructive, and should include a plan to solve a problem, where a problem actually exists. Opinions may differ, but re-arguing angrily will not be allowed. We have in your packet copies of Rob's Rules of Disorder, which will help you understand what is appropriate behavior at the meeting, and what is not.

We hope this will convince everyone that there is really no master plan by the Board to deceive the members, and that if there are real problems and issues, we will deal with them directly.

And if someone comes to you and says Timberlake or the Board is doing something wrong, or you see it on Facebook or somewhere else, take a close look at who is talking to you. Do they sound reasonable and fair and logical? Do they have a history of constructive help, or just destructive rumor spreading? Are they providing actual proof, or just what they say is proof? Have they brought these matters to the Board? Do you still have questions? If you do, can you think for yourself and ask a Board member?

Thank you for listening.