

**TIMBERLAKE COMMUNITY CLUB, INC.**  
**COMMUNITY MEETING MINUTES**  
**February 25, 2017**

**Board Members Present:** President Terry Hubbard, Vice President Catherine Robertson, Treasurer Kenneth Bassett excused,  
**Covenants Director Robert Brooks, Directors at Large Linda Miller and Linda Bruder via Telephone.**  
**Employee Present:** Sheila Hedlund, Office Manager  
**Members Present:** List attached

ITEM	DISCUSSION	ACTION/CONCLUSION
<b>Call to order</b>	The meeting was called to order at 10: a.m. by Terry Hubbard, President	
<b>Pledge of Allegiance</b>	Everyone rose and recited the Pledge of Allegiance.	
<b>Announcements</b>	<ul style="list-style-type: none"> <li>• Seat Mary Ann Preece as a new Board Member</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Theft Insurance will be added to our Liability Policy in the amount of \$100,000 for a cost of \$391.00 per year.</li> <li>• We are in the process of setting up the Simple IRA Plan for employees and they will be meeting with the person on March 8, 2017. The HOA will be contributing the maximum amount allowed of 3% based on their annual salary, (the budget called for 5% but Federal Laws prohibit that amount)</li> </ul>	<p>A motion was made by Terry Hubbard, seconded by Robert Brooks and passed with no Nays as follows:  To Seat Mary Ann Preece as a new Board Member.</p> <hr/>
<b>Minutes</b>	<ul style="list-style-type: none"> <li>• January 28, 2017</li> </ul>	<p>A motion was made by Robert Brooks, seconded by Cathy Robertson and passed with no Nays as follows:  To approve the minutes of January 28, 2017 as written.</p>
<b>Treasurer's Report</b>	<ul style="list-style-type: none"> <li>• Ken was excused so Cathy Robertson read the Financial Report Summary.</li> <li>• The amount of Legal expenses for water year to date was a concern, a break down of these expenses will be added to the financial report for March's meeting.</li> <li>• It was requested that a previous year comparison should be added to the Financial Report</li> </ul>	Breakdown of Legal expenses for water and general accounts.
<b>Office Report</b>	<ul style="list-style-type: none"> <li>• Everything in the office has been going good and the system upgrade went well</li> <li>• Billing will be sent out next week</li> <li>• All items that come into the office will be stamped and initialed by the office staff</li> </ul>	

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<p><b>Water/Maintenance Report</b></p>	<ul style="list-style-type: none"> <li>• Sue Chemidlin thanked the office for their friendly professional service. It is a pleasure to come into smiling faces!</li> <li>• The water department is almost done with the meter installation and have had to replace several setters as they were found.</li> <li>• This spring new fencing will be installed at Timber Park.</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• It was asked if the dam was inspected after the earthquake last week. Terry stated that our State inspection is due next month.</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• It was inquired as to the number of new members last month.</li> </ul>	<hr/> <p>Dam Inspection report</p> <hr/> <p>Number of Members last month</p>
<p><b>Covenants Report</b></p>	<ul style="list-style-type: none"> <li>• One new complaint about a falling branch</li> <li>• We had 20 active cases two are now completed</li> <li>• -----</li> <li>• The Board discussed the ADA Disability Accommodation laws as to a member who is elderly and needs to live in her RV as she has nowhere else to go.</li> </ul>	<hr/> <p>A motion was made by Cathy Robertson, seconded by Mary Ann Preece and passed with no Nays as follows: To approve a waiver to allow a member to stay in her RV year around, this waiver is for the member only and will not carry over once she has left the property.</p>
<p><b>Sheriff's Report</b></p>	<ul style="list-style-type: none"> <li>• Deputy Colbenson reported that a traffic emphasis will be conducted in March, there will be 3 deputies on duty.</li> <li>• Deputy Colbenson also requested that everyone stay aware of their friends and families for suicide watch. If you even have the slightest feeling that there is a need please for either yourself or others please get help!</li> </ul>	
<p><b>COMMITTEE REPORTS:</b></p>		
<p><b>Activity Committee</b></p>	<ul style="list-style-type: none"> <li>• The next meeting will be March 21<sup>st</sup> at 6:00 p.m.</li> <li>• Memorial Day Weekend Pancake Breakfast with the addition of French Toast</li> <li>• Arts and Crafts Fair in June</li> <li>• Garage Sale in July</li> <li>• Picnic in the park, their first one will be at the MPC and will be on a trial basis, if it is successful it will be held again at one of the parks.</li> </ul>	

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	<ul style="list-style-type: none"> <li>Members are encouraged to attend the meetings and bring their ideas about food drives and gift baskets</li> </ul>	
<b>OLD BUSINESS</b>	<p>Resolutions:</p> <ul style="list-style-type: none"> <li>The Water System Policy word change for "water adequacy" will remain the same no changes will be made.</li> <li>The Rules Violations Resolution is being sent to the Rules Committee for recommendations.</li> <li>The Board asked for comment prior to approval of the three remaining resolutions:               <ol style="list-style-type: none"> <li>Rules Committee</li> <li>Project Permitting Committee</li> <li>Board Permitting Approval Process</li> </ol> </li> </ul> <p>As the membership felt that they did not have sufficient time to review the changes, do not understand the second sentence on all three resolutions, and wanted to know the necessity of recording resolutions the approval was postponed until the March Meeting.</p>	<p>A motion was made by Mary Ann Preece, seconded by Cathy Robertson and passed with two Nays from Linda Miller and Robert Brooks as follows:</p> <p>To table the resolutions for review by members by publishing on the web site and having copies at the MPC. To also approve permits on a case by case basis until approval of the resolutions.</p>
<b>NEW BUSINESS</b>	None	
<b>OPEN FLOOR:</b>	<ul style="list-style-type: none"> <li>Brad Moore asked the history of permit fees and feels there should not be any as we already pay enough at the County level.</li> </ul>	
<b>Executive Session</b>	None	
<b>Adjourned</b>		<p>A motion was made by Robert Brooks, seconded by Cathy Robertson and passed with no Nays as follows:</p> <p>To adjourn the meeting at 12:45 p.m.</p>

Respectfully submitted,  
 Sheila Hedlund  
 Office Manager

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

Minutes Approved at March 25, 2017 Timberlake Community Meeting, President Terry Hubbard



