



# TIMBERLAKE COMMUNITY CLUB

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~Pride in Ownership~

**DRAFT**

## ***Community Meeting Minutes***

October 26, 2019

**The meeting was called to order** at 10:02 a.m. by Interim President Terry Hubbard.

The meeting was started with the Pledge of Allegiance

**Board Members in attendance**, Interim President Terry Hubbard, Treasurer Christy Vaughn, Secretary Stan Miller, and Vice President Lynwood David. Dale Kagey, Director at Large was excused

**Approval of Minutes** for August 11, 2019, Annual Meeting

A motion was made by Christy Vaughn, seconded by Stan Miller and passed with no nays as follows:

To approve the Minutes of August 11, 2019 as written.

### **Board Member Reports**

**President's Report**, Dale Kagey stepped down as acting President due to time restraints and personal reasons.

**Treasurer's Report**, Christy Vaughn reported that the attached report is for the three-month transition period that was needed to begin a new fiscal year. The bottom line shows prepayment of dues, this will be a separate line item on future statements.

**Water/Maintenance Report**, Terry Hubbard reported that we have signed off on the scope of work with the engineers to begin the process of replacing the first portion of the mainline replacement. The estimated cost is \$254,000. It was also discovered that we can use the existing fire hydrants so will only have to purchase one for placement at the end of the new line. Bids will be called for in March from 4 – 5 contractors, the bids will go to the water board for approval with final approval being given by the Board of Directors.

The water tank has been pressure washed on the outside and the park restrooms have been winterized. Cedar and Island Parks will be open during the winter months.

### **Committee Reports**

**Activity Committee**, Cathy Hubbard

- ✦ The Ice Cream Social went well with about 100 people attending. We added root beer floats this year, they went over very well.
- ✦ The School Supply Drive was a success, Pioneer School was grateful for our donations.
- ✦ Halloween we will have 4-5 Trick or Treat tables sponsored by members as well as the Activity Committee goodies. The Halloween Decorating Contest ends October 31<sup>st</sup>, be sure to get your votes in.
- ✦ November 16<sup>th</sup> is the Chili Cook Off from 12:00 – 2:00 p.m. at the MPC
- ✦ November 1<sup>st</sup> through the 22<sup>nd</sup> is our Annual Food Drive for Pioneer School
- ✦ December 14<sup>th</sup> Santa will be at the MPC along with the Grinch! They will be there between 2:00 and 3:00 p.m. Stop by for pictures and goodies.
- ✦ There will be no Activity Committee Meetings in January or February.

TLCC Quarterly Budget Report		Jul - Sep 19		
Income Category	Income	Budget	Variance	
<b>6500 · General Income</b>				
6501 · Dues	137,630	81,174	56,456	
6503 · General - Interest Income	416	600	(184)	
6520 · General - Regular	23,194	5,793	17,402	
6540 · General - Other	0	350	(350)	
<b>Total 6500 · General Income</b>	<b>161,240</b>	<b>87,917</b>	<b>73,323</b>	<b>(1)</b>
<b>8500 · Water Income</b>				
8501 · Equipment Rental	513	125	388	
8502 · Water - Interest	3,639	250	3,389	
8503 · Water - Regular	10,926	2,083	8,843	
8503 · Water - Regular	10,926	2,083	8,843	
8504 · Water Usage	20,150	16,765	3,385	
8505 · Water Base Rate	75,506	75,240	266	
8506 · Water Camping Lot - Unmet	1,609	1,625	(16)	
8509 · Water Repair Fee	64	0	64	
8511 · Water Reserve	73,415		73,415	
<b>Total 8500 · Water Income</b>	<b>185,821</b>	<b>96,088</b>	<b>89,734</b>	<b>(1)</b>
<b>Total Income</b>	<b>347,061</b>	<b>184,005</b>	<b>163,057</b>	<b>(1)</b>

		Jul - Sep 19		
Expense Category	Expense	Budget	Variance	
<b>6000-01 · General</b>				
6002 · General - Wages	33,700	32,456	(1,244)	
6004 · General - Payroll Taxes	7,265	7,558	293	
6006 · General Business Taxes	0	875	875	
6009 · General - Training	0	625	625	
6010 · General - Office Expense	5,090	6,605	1,515	
6013 · General - Utilities	3,986	3,248	(738)	
6015 · General - Vehicles	1,306	849	(457)	
6019 · General - Main Common Propy	4,900	6,400	1,500	
6020 · General - Security	3,941	4,000	59	
6022 · General - Lake & Fish	13,277	8,618	(4,659)	
6026 · General - Activity Committee	2,136	875	(1,261)	
6060 · General - Professional Service	12,744	4,761	(7,983)	
6075 · General - Insurance	7,970	5,817	(2,153)	
6090 · General - Special Projects	0	3,578	3,578	
<b>Total 6000-01 · General</b>	<b>96,316</b>	<b>86,265</b>	<b>(10,051)</b>	
<b>8000-00 · Water</b>				
8001 · Water - Wages	26,288	30,878	4,590	
8003 · Water - Training Expense	9	375	366	
8004 · Water - Payroll Taxes	557	6,232	5,675	
8006 · Business Taxes	5,049	5,713	664	
8010 · Water - Office Expense	5,456	2,589	(2,867)	
8013 · Water - Utilites	6,959	7,400	441	
8015 · Water - Vehicles	514	1,276	762	
8017 · Water - Backhoe	0	929	929	
8040 · Water Expenses	3,910	2,125	(1,785)	
8047 · Water - License & Permits	300	724	424	
8060 · Water - Professional Service	12,789	6,571	(6,218)	
8075 · Water - Insurance	11,956	6,555	(5,401)	
8090 · Water - Special Projects	2,656	10,837	8,180	
<b>Total 8000-00 · Water</b>	<b>86,050</b>	<b>89,764</b>	<b>3,713</b>	
<b>Total Expense</b>	<b>182,366</b>	<b>176,029</b>	<b>(6,338)</b>	<b>3.5%</b>
<b>Net Income</b>	<b>164,695</b>	<b>7,976</b>	<b>156,719</b>	<b>(1)</b>

(1) Income received during the 3-month quarterly budget includes some income for the upcoming fiscal year. The excess income received during the 3-month period that is for the new fiscal year starting October 1 will be shown as an adjustment line item on future budget status reports. This will allow accurate reporting of the status of the budget for next fiscal year.

### **Rules Committee, MaryAnne Preece**

- ✦ Our meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Thursday's of each month at 7:00 p.m.
- ✦ The committee has just completed the updating of the Rental Resolution, this has been passed on to the Board for review.
- ✦ We are now working on Resolution 2015-01, we will be dividing this into two parts, 1 for Permitting and the other for General "other rules"
- ✦ The Committee would like to thank Si Cappelletti for his organization of the information materials.

### **CERT (Certified Emergency Response Team) Committee, MaryAnne Preece**

- ✦ This committee meets the 2<sup>nd</sup> and 4<sup>th</sup> Thursday's of each month at 7:00 p.m. ~ More members are needed.
- ✦ November 2<sup>nd</sup> from 11:00 a.m. to 2:00 p.m. ~ Safety and Emergency Response Fair with Vendors from PUD, Fire District 5, Red Cross, Search and Rescue, Mason General Hospital, The Sheriff's Department, DART an emergency animal rescue team, and the learn the importance of having an emergency kit set up.
- ✦ Brad Sanders spoke to the importance of this committee and recapped with the phrase, "Feel Helpful Not Helpless"
- ✦ Lyn David stated that only a few members will be certified, but more members are needed to support them during actual emergencies.
- ✦ Karen reminded folks to sign up for the emergency evacuation list if you have circumstances that will not allow you to evacuate on your own. Please check with your neighbors and make sure they are aware of this emergency list should they need to use it. Karen also stated that she appreciates the positive atmosphere of this committee.

**Permitting** Lynwood and Terry are working the permitting inspections at this time. They are trying to speed up the process but this can only be done if members submit a complete packet of information, especially the site plans. The office is assisting to assure that the packets are complete when turned in. All packets will now include the covenants for the division being worked in.

**Covenants Report**, Angi's graph (attached) shows that we have 2 cases open from 2018, one stop work order issued, 3 accounts at our attorney's office and 8 open cases from 2019. Terry said, "Angi is doing a great job, the Board did a good thing by bringing her back".

**Lake Safety**, Brad Moore has resigned his position as chair of this committee.

Terry reported that we will have new signs installed at the launches "Clean Boats Before Launching". We now have a new invasive species called Bladderwort, this was brought in on someone's boat. This has been treated and will be monitored for more treatment next year if needed.

### **Old Business**

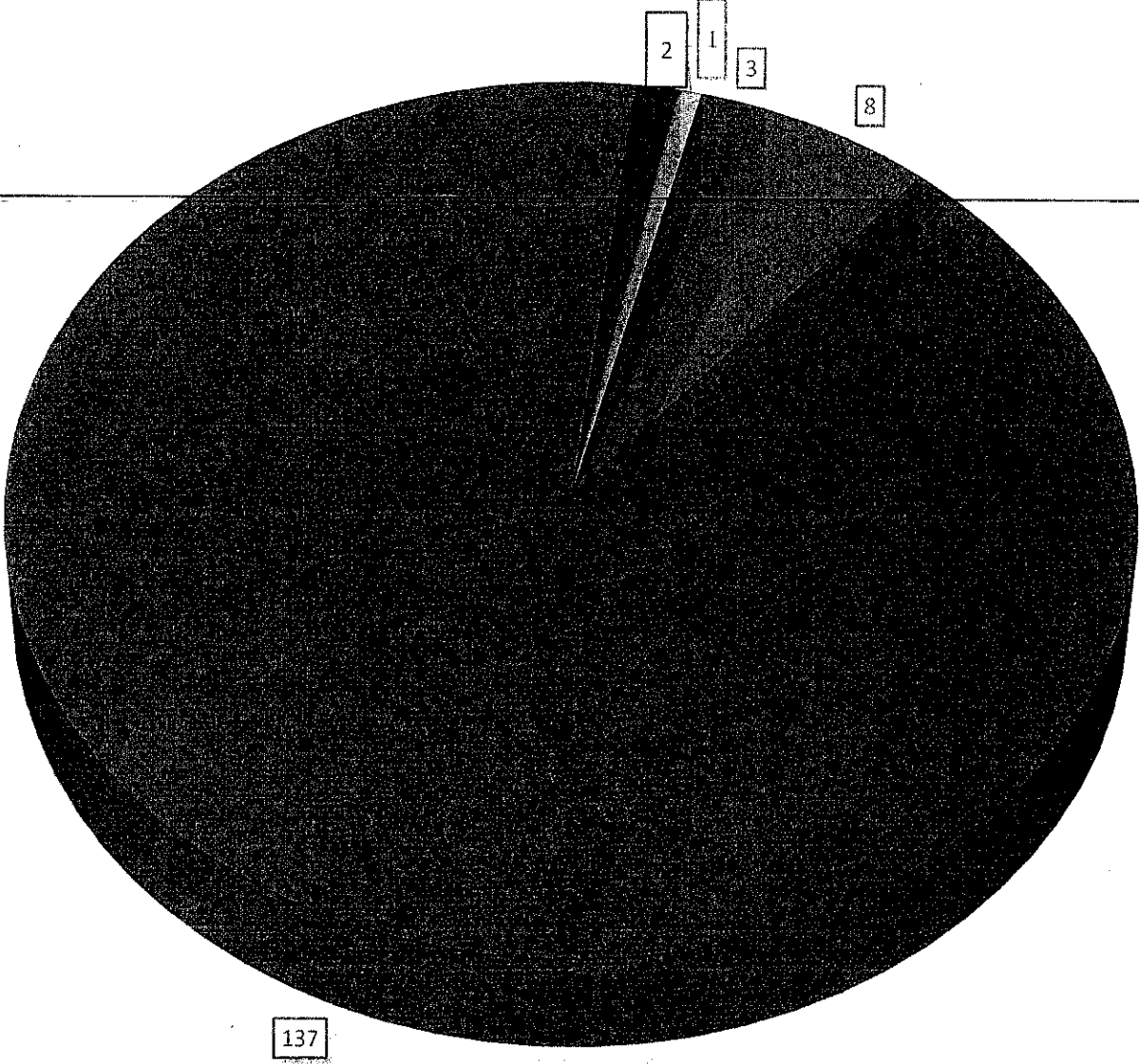
**Security Vote Outcome**, the Board will review this ballot measure for the next budget vote. It was agreed that the wording could have been done better, a yes or no vote may have been a better option.

Scott Walker felt that waiting until next summer was too long, can the board do an emergency resolution, or add a "roving volunteer" program. This would be considered at Neighborhood Watch Program and cannot be sanctioned by the Board.

Anita Brumback said it would be nice to know what the sheriff's hours of availability would be if we did vote in a security budget. Terry responded that the hours are on sheriff's own time and there is no guarantee that the hours we request would be filled, there of course is not charge for the hours not covered.

Sunny Sundquist asked for confirmation that a new security proposal will not be added to the Board Election Ballot in January, this was confirmed.

TIMBERLAKE  
COVENANTS  
2018- 2019



■ Total 2019 ■ Open 2018 ■ Stop Work ■ Attorney ■ Open2019

**Suggestion to change to monthly community meetings** this was brought up at the last working board meeting. The purpose of changing to every other month meetings was to save money on printing and postage as the by-laws call for a mailing for all committee meetings.

The positive side of monthly meeting is that if an issue needs a motion to approve it can be done in a timely manner. Also, this would help committees notify the membership of events and activities more often.

Tom Hanson stated that cost was the major determining factor plus we are asking volunteers to use more of their personal time.

The board will continue to discuss the pros and cons of this change.

**Past office monetary fraud/theft – Update**, this information is always available on the website.

The Court dates have changed as follows: The omnibus hearing is December 30th, the pretrial hearing is January 13<sup>th</sup>, and the jury trial is scheduled to begin February 4<sup>th</sup>.

## **New Business**

### **Board Member Special Election January 20, 2020**

- ✦ Board application are available in the office now, they must be returned by November 18<sup>th</sup>
- ✦ The ballots will be mailed January 2<sup>nd</sup> and must be returned by January 20<sup>th</sup> to be counted.
- ✦ Members will be asked to provide their own envelopes these must be marked with your division/lot number(s) and/or your Timberlake address.
- ✦ The results will be posted January 23<sup>rd</sup>.
- ✦ Cathy Hubbard requested that Candidates be invited to the Community Meeting in December so they can introduce themselves and the members can get to know them.
- ✦ It was also asked that we consider a video resume that can be posted on our website.

## **Open Floor**

- ✦ Terry let the membership know of the passing of Robert Utley and Walt Higginbotham.
- ✦ Scott Walker ~ 170 E Budd Drive ~ Speeding is an issue, we need to do something before someone gets hurt.
- ✦ The October 12<sup>th</sup> meeting regarding speeding was discussed. It was determined that there is “no issue” with speeding but it was made clear that the meters were put on the wrong side of the lake, we are now trying to get them set on the other side for a better determination. Speed bumps are a “no”! Unless we can get extremely different results from the proposed new readings.
- ✦ Scott Walker also urged members to make formal complaints to the sheriff’s department.
- ✦ Tom Hanson stated that our sheriffs are on calls of extreme importance most of the time, they are understaffed.
- ✦ Jenny Beach recommended bringing the speeding complaints to the County Council.
- ✦ Karen Herr reported that 15 officers were recently cut.

*Pioneer Presentation by Jenny explaining the levy coming up for vote on November 2<sup>nd</sup>.*

## **I. Adjournment**

The meeting was adjourned at 11:52 a.m.

Respectfully Submitted by Sheila Hedlund

These are draft minutes for approval at the December 28, 2019 Community Meeting



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### ***Community Meeting Agenda***

October 26, 2019

10:00 am

- I. Call to order
- II. Pledge of Allegiance
- III. Board Members in attendance: Dale Kagey, Terry Hubbard, Christy Vaughn, Stan Miller, Lynwood David
- IV. Approval of August 11, 2019, annual meeting
- V. Board Member Reports
  - a) President's Report
  - b) Treasurer's Report, Christy Vaughn
  - c) Water/Maintenance Report, Terry Hubbard
- VI. Committee Reports
  - a) Activity Committee, Cathy Hubbard
  - b) Rules Committee, MaryAnne Preece
  - c) CERT Committee, MaryAnne Preece
  - d) Permitting
  - e) Covenants Report, Angi
  - f) Lake Safety, Brad Moore
- VII. Old Business
  - a) Security Vote Outcome, possible future action by the Board
  - b) Suggestion to change to monthly community meetings
  - c) Past office monetary fraud/theft - Update
- VIII. New Business
  - a) Board Member Special Election
- IX. Open Floor
- X. Adjournment