

Timberlake Community Club
Draft - Community Meeting Minutes
June 22, 2019

The meeting was called to order at 10:03 a.m.

Pledge of Allegiance

Introduce Board of Directors:

Dale Kagey: Vice President

Christy Vaughn: Treasurer & Web Site Liaison

Stan Miller: Secretary & Activity Committee + Office Liaison

Ken Bassett: Director at large & Technology liaison

Terry Hubbard: Director at Large & Water/Maintenance Director ~ Excused

Lyn David: Director at Large & Rules Committee Liaison

Tom Hanson: Board President & Permitting Chair

Sheila and Pam: Our office Staff – and remember, they are the ones that actually run this place. Sheila Hedlund our Office Manager and Pam Thorne-Cochran Office Assistant.

Angi: Covenants Coordinator and part time Office Assistant. Sheila, Pam and Angi are very well qualified to answer your questions.

INTRODUCTION TO OUR COMMUNITY MEETING:

1. Welcome to the June 22nd, 2019 Timberlake Community Membership Meeting. Thank you for attending. Please let your Timberlake neighbors know about our meetings.
2. Members can pick up a copy of the minutes of this meeting at the MPC or read them on our web site. Give us a few days to get them ready for you. Today's meeting focuses on bringing everyone up to date on several important issues, such as Budget.

3. **MEETING RULES OF THE ROAD:**

- a. Our meetings will be run with mutual respect and hopefully a little humor, we want and need to hear your comments and opinions on the issues presented here to help us figure out issues and decisions.
- b. Members asking questions will announce your name, division and lot number. Please try and keep your comments to **three minutes or less** just to keep the meeting moving.
- c. Questions requiring complex answers or extended research will be studied and responded at a later date with answers - we will get back to the one asking and the answers will be included in the minutes.
- d. We try to make information from the Board understandable and transparent to the membership. Please stop us if explanations aren't understandable. We'll try harder to get info out that is meaningful. Our answers may not be what you want to hear, but at least we can have a dialog, and try to learn from other's views.
- e. To the membership, Your Board of Directors are aware that their responsibility is to you. Our motto reflects this, and it is: Our Timberlake Homeowners Association shall be run in a responsible manner that maintains its monetary investments without risk to the membership, our physical assets such as parks, buildings and water system maintained with professional confidence, our employees that work for you are friendly, smart, and provide services that you can be proud of, and all of our work is conducted with honesty, transparency and the willingness to answer your questions.

Presidents Report:

Taking care of business... We've got our new Budget and Security issues to present to you today. I hope you'll be pleasantly surprised. We have three Board Motions to take care of right away before we get into the main subjects of this meeting:

1. ADOPT PREVIOUS MINUTES OF MEETING:

- I'm now asking from the Board a Motion to Approve the April 27th 2019 Minutes of the meeting as submitted.
- The motion was made by Stan Miller, Seconded by Christy Vaughn and was passed with Terry Hubbard abstaining and no Nays.

2. BOARD BUDGET VOTE: Our Timberlake By-Laws tells us that "The Board of Directors shall adopt an annual budget for assessment and other income, expenses and reserves." The Board of Directors will fulfill this By-Law directive now by adopting the 2019-2020 Budget. What this really means is that The Board needs to vote for approving this Budget before we can formally present it to the membership for consideration and voting in August.

- I'm asking from the Board a Motion to Approve the attached 2019-2020 Timberlake General and Water Budgets (known as "The Budget") as submitted.
- The motion was made by Dale Kagey, Seconded by Ken Bassett and was passed with Terry Hubbard voting aye by proxy and no Nays.

3. SPECIAL ASSESSMENT SECURITY VOTE: The Board has held a Budget Town Hall and talked about Security in several Community Meetings. As a result of these valuable interactions to determine the Membership's Security wants, the Board is presenting to the Membership five different funding levels of Security Policing. They range from zero to \$160,000. One Security funding level will be selected by the membership by a Security Special Assessment vote. The Board needs to vote on a motion to provide this Security Special Assessment vote before it is presented to the Membership for consideration and voting in August. The Special Assessment vote will be in addition to the Membership voting to accept the 2019-2020 Budget. As a reminder, there is no dollar amount for Security in the 2019-2020 Budget. What ever security funding level receives the most votes by the membership will be added to the Budget, and that will determine the total yearly amount to be paid by the membership. The Board does not endorse any of the five levels of Security funding, as this is strictly a Membership decision. Please be patient, we will get into the specifics later in this Meeting.

- I'm asking from the Board a Motion to Approve the 2019-2020 Security Special Assessment as submitted.
- The motion was made by Christy Vaughn, Seconded by Stan Miller and was passed with Terry Hubbard abstaining and no Nays.

4. SECURITY REPORT OUT: We have a guest with us this morning. I'd like to introduce Chief Deputy Jason Dracobly of the Mason County Sheriff's Office.

- Security handouts, attached.
- Chief Deputy Jason Dracobly reported the following stats for the 91 hours worked in May. There were 40 traffic stops, 9 tickets and 30 warnings. The Sheriff's made contact with 130 members for various reasons. They also answered 27 911 calls while on overtime duty. There was also one life saving call.
- Chief Deputy Dracobly will be providing statistics as requested by the members.
- **Addendum:** Member (Bill Bruder) asked for 3 years of types of Sheriff calls to Timberlake. Info was received from Jason Dracobly and passed on to member on Monday, 6/24/19.

5. UPCOMING AUGUST ELECTIONS:

- It's that time again, elections for Board Members and issues to be decided are coming up this August 11th. We will have 2 openings of the Board available, along with Security Issues to vote on. If you feel that you have skills to offer, or would like to "pay-it-forward" or would like to learn how things run, kind of like how sausage is made, please consider a run for the Board. The terms of Ken Bassett and myself are coming to an end.
 - We are putting out a call for members to volunteer in assisting on the ELECTION COMMITTEE. Please consider volunteering for this short term Committee to count votes. Please sign up on the clip board at the entry table.
6. **PAST OFFICE MONETARY FRAUD/THEFT UPDATE:** Russchell Stewart, the 2014-2015 office manager, is accused of embezzling between \$80K to \$90K from us. Looks like we're starting all over again with the dates. The Trial was previously scheduled to start at the end of June. Chenesha Sadler is our new Crime Victim Advocate and she reports the following: "A continuance has been requested due to a new attorney being appointed. The new dates for the hearings are Omnibus hearing Sept 16th, Pre trial will be October 28th and Trial to begin the week of November 12th.

BOARD OF DIRECTOR'S REPORTS:

Vice President: - Dale Kagey ~ No Report

Treasurer's Report – Christy Vaughn ~ Nothing exciting to report, running according to budget.

Water/Maintenance Report – Terry Hubbard ~ Excused

Secretary – Stan Miller ~ No Report

At Large – Ken Bassett ~ No Report

At Large – Lyn David ~ No Report

COMMITTEE REPORTS:

Activity Committee – Cathy Hubbard

- The Memorial Weekend French Toast Breakfast ~ 110 people attended this event is a great hit.
- The June 21st BBQ served 112 people, it was enjoyed by all. Thank you to all the volunteers.
- The next BBQ is 1:00 p.m. on July 27th at Springer Park, the idea of a horseshoe contest is being considered.
- Shirt Sale orders are now being taken these need to be in by August 5th for August 31st delivery at the ice cream social
- July 5th and 6th the Community Garage Sale, this was advertised in the Journal and Shoppers for 2 weeks
- The Display cases at the parks are being used again for event announcements
- Volunteer of the Year ~ submit a name with a short letter why you are voting for them, these need to be in the office by July 15th.

Rules Committee – Lynwood David, Board Liaison

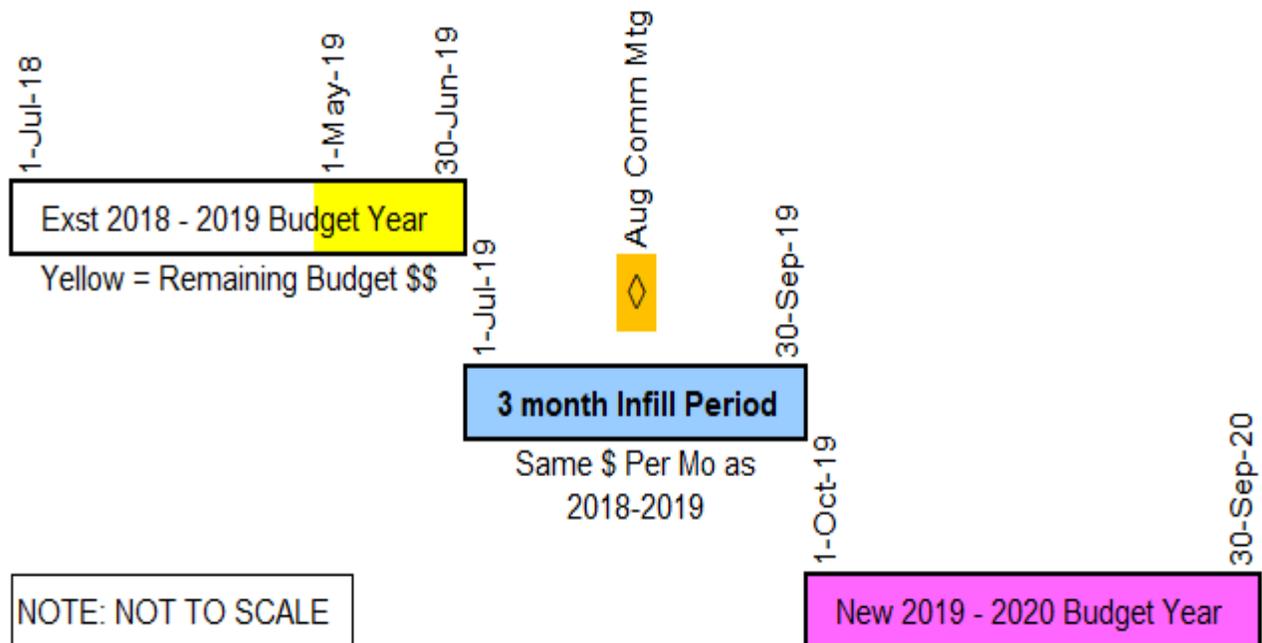
- We are currently working on the Rental Resolution.
- The Evacuation Policy maps were presented by Anita Brumback with the exits marked. These will be posted in the Park Display Cases. We will also be putting up emergency exit signs, the gate will be posted as well.

Permit Committee – Tom Hanson ~ This seems to be the year of the Fence. Nearly 30 permits so far this year. If you need help locating your corner stakes you can come into the office and obtain a plot map. Bill Bruder stated that many times you can locate stakes in greenbelt areas. Please be aware of our tree cutting rules with our Tree Cutting Tip Sheet Handout.

Lake Safety & Use Committee – Brad Moore ~ Dale Kagey read the Newsletter Article written by Brad Moore who was not present. (attached)

NEW BUSINESS:

REMINDER OF OUR NEW FISCAL YEAR:



7. Proposed Budget for 2019 – 2020:

- Let's go over the 2019-2020 Proposed Budget
- The Budget passed last year worked. Moneys coming in against Expenses going out are nearly the same. Christy will get into these specifics, shortly.
- This Budget, which starts October 1st 2019, has been severely scrubbed. Categories have been adjusted to just cover what's needed. Wages have been studied and are competitive but not extravagant.
- This Budget is a lean one. It represents a level of funding that maintains Buildings and Parks at existing maintenance levels. The Water portion of this budget is responsibly funded at a level to continue to grow the reserves for future piping replacements and still cover daily maintenance. The Budget maintains a responsible amount set aside for the unexpected "unforeseeables".
- Special Projects have been reduced to just zombie property clean-up and dock repairs.
- Budgets in the upcoming years will have to address issues such as vehicle and lawn mower replacements, worn out equipment and any special projects the membership may wish.
- The work done to arrive at this Budget has served this membership at a very proficient level. I believe it is a budget that represents the membership's best interest. You will have your opportunity to express your thoughts August 11th at our Annual Community Meeting. We hope you all vote and attend this meeting.
- Christy and the rest of the Board will now present a detailed look at the Budget and will answer further questions you may have.
- MaryAnn Preece inquired about Covenants Salary in the budget, the position is scheduled for 28 hours per week vs the 20 hours per week last year. The extra hours are accounted for in the Clerical budget

- MaryAnne Preece also inquired about the One Call Emergency phone system, where does this fall into the budget? It was not presented for consideration in the budget but the program will still be set up and used.
 - MaryAnne Preece asked why the CERT Committee was not included in the budget. Christy stated that no budget was submitted for this committee. MaryAnne was requested to submit a formal written request. .
 - **Addendum:** Maryanne will be submitting a Community Emergency Readiness Team (CERT) Committee Charter to the Board of Directors. The Board will then consider, and if a consensus is reached, bring to a Community Meeting for a Board Vote to convene this Committee.
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8. We've talked about **Goose Control** previously. Your Board has had the chance to study options for containing our exploding Goose population. We are choosing to protect our lakes from the Goose Poop pollution. A Federal Agency has been contracted to lower the number of Geese that reside here at Timberlake. The budget we have allocated for this category in the existing budget is adequate to cover this work. The Schedule is on tract.

OPEN FLOOR:

- a. Charlie Grgich inquired about weed control ~ this is in progress now
- b. Linda Bruder ~ Come to the Annual Meeting August 11th and enjoy the BBQ at 1:00 p.m.
- c. Tom Hanson ~ A reminder that there are 2 Board Positions open for the upcoming election

Thank You to the members for attending the meeting and being part of the process. Stay tuned for your Election ballots in the mail. Again, we need volunteers to help count votes, please sign up on the clip board.

All in attendance, please be your own Timberlake advocates by inviting others to attend these Community Meetings or by sending us comments. Only by you being involved can we hear your comments and opinions.

Thank you for attending. We appreciate your effort be a part of this process!

The Door Prize was given to Sigrid Curry ~ Congratulations!

Adjournment:

The meeting was adjourned at 11:55 a.m.