

**TIMBERLAKE COMMUNITY CLUB  
COMMUNITY MEETING  
MINUTES  
November 21, 2020**

This was the first ZOOM Meeting since the COVID rules were put into place in March of 2020. One of the great features of these meetings is that they can be recorded for viewing later. **This is where I must apologize ~ I put the record button on “pause” while members were signing in, and then forgot to “resume recording” once the meeting started.** This meeting will not be available for viewing. Sheila Hedlund, Office Manager

**Thank you to those who joined us for the meeting:** All Board Members were present, Nancy Bentley, Paula Pellitier, Tom and Mary Hanson, MaryAnne Preece, Bob and Lyn Colton, Christine and Brad Moore, Christy David, Sigrid Curry, Sandy Mack, Siro Cappelletti, Sherry McCann, Julie Hubert and Sandra Brogan.

**Call meeting to Order/Pledge of Allegiance:**

The Meeting was called to order via ZOOM by President Terry Hubbard at 10:00 a.m.

The Pledge of Allegiance was done via Zoom, Christy held up a flag on her screen.

**Announcements:**

Terry Hubbard went through the procedures being taken for the Covid shut down.

**Approval of Minutes; January 25, 2020**

**A Motion** was made by Terry Hubbard, seconded by Christy Vaughn, and passed with no Nays as follows:

To approve the minutes of January 25, 2020 as written

**Presidents Report:**

During the covid shut down the past few months some business needed to be conducted, BOD approvals were done through email voting. The following is a list of the motions approved since March 2020:

- Approval to bid on two lots going up for Sheriff’s Sale at \$10,000 per lot ~ Approved
- Approval of placing Sani-Cans at Springer Park, Cedar Park, and Anna’s Court showers ~ Approved
- Approval purchase a Water Truck for \$18,741.62 ~ Approved, Dawn Howard Abstained
- Approval to sell the Ranger Pick Up truck for \$1,200.00 ~ Approved
- Approval to hire Bryce Dille as the new Club Attorney ~ Approved
- Approval to Purchase a Backhoe from Pape & Sons @\$29,920 ~ Approved
- Approval to grant bid for septic replacement at Timber Park ~ Approved

**A Motion** was made by Terry Hubbard, seconded by Cathie Robertson, and passed with no Nays as follows:

To ratify all motions made via email through the Covid shut down as listed above.

**Treasurers Report by Christy Vaughn** ~ Christy reviewed the Fiscal Year End report for FY 2019-2020 (attached).

Brad Moore asked about the excess funds (amount collected over budgeted amount). Christy responded that they will be available for this year’s budget in case of shortfalls as the rates were not increased this year. If these funds are still available, they will also be applied to next fiscal year’s budget considerations.

**Covenants, Lynwood David** ~ We have been busy and are working on plans to increase the reviewing process, including more time in the field. Thank you Angi for your hard work.

**Water Maintenance Report, Terry Hubbard**

Terry reported that we may have to replace the pump on Well #2, it is quite old and may not be repairable.

Terry talked about the items that will come up for vote in New Business:

- Preventive maintenance on the dam, it is getting under cut due to wakes and needs to have a rock barrier installed to slow and/or stop the erosion.
- The sale of the trailer left on a Timberlake Lot that is in the process of closing on a sale. It will be sold with the understanding that there is no title and buyer will have to have it approved by the Washington State Patrol to obtain a title
- Phone purchase ~ this topic was not discussed to thoroughly, but we may need to purchase a new cell phone for Marcus, this will be discussed further later.
- Purchase of a thumb for the new backhoe, the cost is \$2,900 and can be installed in house

**Committee Reports:**

**Activity Committee – Cathy Hubbard**

- The Mardi Gras in February went well and is the last activity we had in 2020 due to the covid shut down.

- We did however have a Trunk or Treat for the kids on Halloween. 213 people attended and 160 of them were kids! Pictures were taken that evening and the plan was to post them at the MPC so folks could pick them up, now that it is closed we are asking parents to call the office and give an email address and a description of their kids and the photos will be emailed to them.
- The winners of the Halloween Decorating contest were, first place the Hartley Family, second place the David Family and third place the Hubbard Family.
- The food drive has been successful and ends the 23<sup>rd</sup>, the food will go to Pioneer School for distribution
- The Christmas House decorating contest will be held December 1<sup>st</sup> through the 21<sup>st</sup>.
- Santa will be going around the neighborhood on December 19<sup>th</sup>, watch the reader boards at the entrance and parks for the times ~ maps will be available on the website and the Activities Face Book Page.
- Raccoons were made by the Activity club and are for sale for \$30 ~ call the MPC for the schedule of the sale

#### **Rules Committee – Cathie Robertson**

The Committee has been working on updating the Activities Committee Resolution, reviewing the tree cutting policies and revising Resolution 2015-01. This resolution was a combination of building and lot conditions. The Rules Committee has updated them and made them 2 separate resolutions. Once these have been reviewed by the Board they will go to the Attorney for review prior to final approval and recording.

#### **Cert Committee – Dawn Howard**

Dawn thanked Chair Mary Anne Preece and the committee for their hard work, she turned the reporting over to MaryAnne.

MaryAnne reported that the next meeting on December 12<sup>th</sup> will be via Zoom ~ look for the link on the reader board and/or website. This meeting will discuss the training available in February. MaryAnne also thanked everyone involved in getting the CERT container moved and wired.

Terry reported that the emergency gate that leads to Agate Road has a new combination lock. MaryAnne will determine who should have the combination.

#### **Permitting Committee – Lynwood David**

Lyn reported that the permitting has been very busy with a lot of new residences.

#### **New Business:**

**A Motion** was made by Terry Hubbard, seconded by Lynwood David, and passed with no Nays as follows:  
To approve the preventive maintenance on the dam face using rock to prevent under cutting of dam.

**A Motion** was made by Terry Hubbard, seconded by Lynwood David, and passed with no Nays as follows:  
To approve the purchase of the backhoe thumb for \$2,900.00

**A Motion** was made by Terry Hubbard, seconded by Christy Vaughn, and passed with no Nays as follows:  
To approve the sale of the trailer abandoned on a Timberlake Lot with the notification that there is no title.

**A Motion** was made by Terry Hubbard, seconded by Christy Vaughn, and passed with no Nays as follows:  
To approve adding one day to Angi Christensen's work week resulting in a full-time position.

#### **Open Floor:**

Sherry McCann asked about the level of the lake being so low. Terry responded that the lowering of the lake was done the same this year as every year past, we just did not have a lot of rain. It is getting better now that the rainy season is here.

Brad Moore Thanked the Board for their diligence throughout this trying period, for keeping the business running smoothly. Terry responded that the staff has made his job easier. Brad also thanked the Board for the new gate at the big lake and the ease of opening it. Terry stated that the maintenance staff used materials on hand to create it, so the cost was minimal.

Christy David requested that the Board investigate a third reader board. It was asked that she and the activity committee investigate a site for consideration.

The Next Community Meeting will be on January 23, 2021.

#### **Adjournment:**

**The meeting was adjourned at 11:15 a.m.**

#### **Respectfully Submitted:**

**Sheila Hedlund, Office Manager**

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

**Timberlake Community Club Budget Status FY19-20 Year End Report**

<b>Income:</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Notes</b>
General Income	\$393,352	\$351,398	\$41,954	General Income was \$41,954 more than budget
Water Income - General	\$442,142	\$388,758	\$53,384	Water Income was \$53,384 more than budget
<b>Total Income vs. Budget</b>	\$835,494	\$740,156	\$95,338	Total Income was \$95,338 more than budget
<b>Expenditures:</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Notes</b>
General Expenditures	\$293,130	\$349,542	(\$56,412)	General Expenses were \$56,412 less than budget
Water Expenditures	\$321,298	\$339,078	(\$17,780)	Water Expenses were \$17,780 less than budget
<b>Total Expenses vs. Budget</b>	\$614,428	\$688,620	(\$74,192)	Total Expenses were \$74,192 less than budget
<b>Net Income</b>	\$221,066	\$51,536	\$169,530	Net Income was \$169,530 more than budget
Water Income - Reserves	\$305,414	\$300,960	\$4,454	Reserves Income was \$4,454 more than budget
<b>Recoverable Legal:</b>	<b>Expenses</b>	<b>Income</b>		<b>Balance Due</b>
General	\$37,777	\$35,937		\$1,840
Water	\$37,903	\$34,872		\$3,030
Totals	\$75,679	\$70,809		\$4,870