



Timberline Community Club • P.O. Box 2274 • Redmond, WA 98073-2274  
Representing Timberline and Timberline Highlands

## **Timberline Community Club Board Meeting Minutes**

**September 26, 2017**

---

1. The meeting was called to order at 6:42pm. Attending were Kelly Lyon-King, Ben Coffin, Kathe Low, Anna Yung and Michael Barham. Michael Neale participated via phone.

2. The August 2017 minutes were reviewed and approved, and will be submitted to the website.

### **3. Active committee reports:**

#### A. Financial

- checks for HOA expenses were signed and will be mailed. Failure to pay dues/legal fees - Ask lawyer to investigate one such homeowner's employment for garnishment; TCC will continue to fine the other homeowner who cannot be garnisheed, and add those plus future unpaid dues to their bill and recoup all costs when the house is sold.

#### b. Common Area Management (CAM) -Michael

**Trees** - One of the two previously identified dangerous tree was removed; the other was found to be on Timberline Ridge property. Ben and Kathe are helping Michael solicit bids to remove the additional dangerous/dead trees. There might be more close to the entryway that are encroaching on lights, etc.

**Repairing split rail fences** - consider asking an Eagle scout to make it his project, or ask for volunteers from the neighborhood. Consider removing the fence on 208<sup>th</sup> since the one by the apple orchard trail head has been repaired and is in good shape.

**Putting bark on the muddy spots of the trail** - volunteers with wheelbarrows could fill in just those spots until we have a chance to re-bark everything. Publicize the work parties via sandwich board sign and neighborhood Facebook page.

**Monument lighting** - Michael will replace light bulbs and we'll talk about updating the plantings later.

**Sharing entry expenses** - reconnect with Timberline Park board and invite them to the October meeting to discuss continued contribution to entryway expenses.

#### c. Architectural Control Committee (ACC)- Anna

**New requests** - painting and re-roofing

**Previous substandard roof request** - he agreed to upgrade but the new choice might be unacceptable also. Anna will stay in contact and watch the home to make sure he doesn't start without approval.

**Junk in front yard** - Anna sent letter with a clean-up deadline but they didn't respond; per the letter, TCC will begin assessing fines of \$25 per week; Kathe will ask lawyer to start adding the fine to their unpaid bill.

**ACC compliance** - Put sign up once or twice a year reminding folks about approval requirements tree removal; Fast Signs could make one about project approval, etc. notify owners of unapproved paint colors, roof materials that they need to get approval before changing or give them X number of years to change the issue; or get a lien on the home that would pay for the repainting/reroofing.

Ideas to bring all homes into compliance: Be systematic and think long-term: notify all those out of compliance that they have X time to rectify; craft a letter for realtors or escrow to hand to each buyer; put notices on mailboxes. The main goal of compliance is to protect property values.

#### **4. Officer's reports and to-do list:**

##### a. President's report - Kelly

- Begin to plan the annual meeting: date, location, draft agenda, publicity - we'll take care of it online

- Home business reported by Adrian - he hasn't let us know the address of the business owner so there's not much we can do.

-Update on junk removal from 208th - all gone; Kathe contacted the city and they removed the bedroom set along 208<sup>th</sup> since it was on the right-of-way; the homeowner removed the broken computer monitor on their property.

##### b. Vice-president's report - Ben

Dangerous trees - one previously identified was found to be on Timberline Ridge property; the other has been removed (cost = \$1,925.00). Additional trees have been found to be dead and dangerous and bids for their removal will be solicited.

##### c. Secretary's report - Kathe

Contacted the lawyer about the back dues/legal fee nonpayment issue. Lawyer reported that only the wages of the homeowner(s) on title can be garnished.

5. New business: none

6. The meeting was adjourned at 8:10pm. The next meeting will be on Monday, October 23, 2017 at 6:30pm at Kathe Low's house.