



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

Call to order at 6:40pm. Attending were: Ben Coffin, Kelly Lyon-King, Kathe Low, John Herd and Anna Yung.

ACC chair approval - John Herd agreed to assume the Chair of the ACC committee and was accepted by the Board.

Active Committee Reports

Financial - Mike Barham was unable to attend but dropped off the checks which were signed and will be mailed.

Employment information was discovered for one of the homeowners delinquent in their dues so they will be notified to pay or face garnishment. The other homeowner owing back dues was notified that the lawyer will move forward with foreclosure, but the board needs to decide to proceed or not. Kelly and Ben will visit the homeowner to try to work out a solution before continuing with foreclosure.

ACC report - window replacement request can be approved; sport court request needs a drawing submitted to one neighbor before they approve.

Garage conversion - homeowner asked us to provide a drawing of an acceptable change to bring the project into compliance. The board agreed that it is the homeowner's responsibility to submit plans and drawings and we have suggested changes in the past. Kathe will respond to the lawyer's email. Or replace the garage door, but put the sliding door on the side facing the front door. It's not up to us to fix the problem.

Common Area Management Update - Michael Neale- Michael was unable to attend; Kelly will post request for CAM helpers on Facebook.

Officer's reports and to-do list

President - Kelly Lyon-King - the ACC info flyers to be posted on each mailbox kiosk are done. The Board divided up the kiosks and will post them in the coming weeks.

Vice President - Ben Coffin - a dying tree that was brought to his attention fell. Some debris fell into a neighbor's yard but the trunk is hung up in an adjacent tree.

Secretary - Kathe Low - activity has included communications with the lawyer.

Boundary line adjustment - Kathe will ping lawyers on the status of the memorandum of understanding between the homeowner and TCC.



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Action Items:

Post the ACC info flyers - all

Ben will reply to questions Amy Barley posed in an email from January 11 regarding a disaster preparedness event.

Kathe will contact Sidney about shifting the ACC address on the website to John Herd's email.

The meeting was adjourned at 8:28pm. February's meeting will be on Tuesday the 27th at 6:30pm. at Kathe Low's house at 20502 NE 43rd Street.

2018 continuing issues:

Financial

1. Ongoing lien/foreclosures for two homeowners



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General:

1. Lot 49 fence license - recommend adding requirement that fence be removed prior to next home sale.

ACC

1. Compliance measures - amending the fining policy to increase yearly limits, etc.

Ongoing discussion regarding compliance with ACC guidelines:

Put an informational sign up once or twice a year reminding folks about ACC approval requirements for home projects and tree removal.

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. Remind homeowners that the main goal of compliance is to protect property values.

2. How to approach discovering non-compliant houses - neighbor reports or board census?
3. check in on Bock weedy front yard issue from Jan - April; check in with neighbor

CAM

1. Were monument lights replaced? Also - discuss spring plantings for the monument
2. Schedule a work party to put bark on muddy spots on the trails; discuss complete rebarking project for next fall
3. **Repairing split rail fences** - how much value is there in retaining the fences? Are they merely for identifying entrances to the trail system? If so, is there another way to mark these entrances so we can remove the fences and avoid future repair costs? Or maybe pursue fence replacement since signs might be targets for the cars creating the drive-overs along 208th. Use treated wood that will last longer. Kelly will contact a contractor to find out about the cost. Add it to the budget for the annual meeting.