



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

Timberline Community Club Board Meeting October 24, 2017

1. The meeting was called to order at 6:37pm. Attending were Kelly Lyon-King, Ben Coffin, Kathe Low, Anna Yung and Michael Barham.

2. The September 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 ACC fines/dues/legal fees - one homeowner may be headed for foreclosure, so we could recoup our costs in that way; pursuing wage garnishment was shelved until we find out more about the foreclosure. The other homeowner continues to be fined and there is no evidence of compliance; should/could we pursue foreclosure? Can we foreclose on a house that is paid in full? Kathe will contact the lawyer and ask these questions.

b. Common Area Management (CAM) -Michael Neale

Trees - Ben and Kathe are helping Michael solicit bids to remove the additional dangerous/dead trees.

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.

Putting bark on the muddy spots of the trail - will need to delay this and talk to Michael about rescheduling.

Sharing entry expenses - Timberline Park board will be invited to the November meeting to discuss continued contribution to entryway expenses.

c. Architectural Control Committee (ACC)- Anna Yung

New requests - one new request for roof replacement, which was approved.

Previous substandard roof request - homeowner chose an approved material and Anna approved it.

ACC compliance - review previously crafted fining policy; Kelly and Ben are finalizing the informational posters which will be placed at every mailbox.

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

a. President's report - Kelly

Annual meeting - Begin to plan the annual meeting: date, location, draft agenda, publicity - we'll take care of it online; place date on the ACC notice going up on the mailboxes. Potential dates for the annual meeting are Nov 28 or Dec 5. Kelly will check availability with Blackwell Elem.

Lot 49 fence repair - homeowner asked TCC to pay for repair of a fence damaged by a falling tree from the greenbelt. Since there was a license agreement between TCC and the homeowner allowing said fence to encroach on the common area without ceding ownership of the enclosed property, that states the owner must maintain and repair the fence at owner's expense, we decided to decline to pay for the repair. We need to recommend any new licenses include the requirement to remove the fence prior to sale of the house.

Boundary line adjustment due to garage encroachment; Ben will look at operating documents; Kelly will contact homeowner and set up a meeting to discuss options going forward, since the previous board has not responded to requests for information.

Div. 5 open area tracts B, C, D - ownership of common area tracts B, C, D is undetermined because those tracts are not listed as part of Timberline in the TCC By-Laws.

b. Vice-president's report - Ben

Dangerous trees - 9 trees have been identified as dead and hazardous, and bids for their removal are being solicited.

c. Secretary's report - Kathe

Boundary line adjustment - asked previous board members and lawyer for information to help us understand the encroachment situation. No response to date.

5. New business:

a. archives - old TCC materials were reviewed; Kathe will store all but the ACC archives at her house.

6. The meeting was adjourned at 8:20pm. The next meeting will be on Tuesday, November 21, 2017 at 6:30pm at Kathe Low's house.

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.