



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

Timberline Community Club Board

February 27, 2018 Meeting Minutes

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

Active Committee Reports

Financial - checks were signed and will be mailed out.

The garnishment was successfully negotiated and the HOA will be receiving \$310 per week.

Kelly and Ben visited the other dues-delinquent homeowner and discussed the money owing to the HOA. She agreed to pay the back dues in order to stop the foreclosure proceedings. Kelly and Ben said negotiation for payment of the remaining balance would continue.

ACC report - The back deck/French door project needs to submit neighbor input forms.

Kelly drove by the house with the weedy yard and reports that the yard looks much better. The plastic flower pots have been removed and the weeds are not visible.

Garage conversion - changing the garage door is a good start; we want to see a roofline change as well over the new sliding door - either to match the small roof over the bay window to the left of the house or a small dormer protruding from the existing roof.

CAM Update - Michael Neale- Michael was unable to attend but reported that the moth/crane fly deterrent was applied to the common areas.

Officer's reports and to-do list

President - Kelly Lyon-King - boundary line adjustment; we will obtain legal assistance prior to signing a Memorandum of Understanding with the homeowner regarding who will do what to rectify the boundary line problem. Past-president, Toby Coenen will continue his involvement.

Vice President - Ben Coffin - a sticking locking mailbox was fixed with WD-40.

Secretary - Kathe Low - no report.

Action Items:

Kelly and/or Ben will communicate with the lawyer and the homeowner about the boundary line issue. CC to Toby and Kathe.

Kelly will communicate with the garage conversion homeowner about the design issues.

The meeting was adjourned at 8:15pm. The March meeting will be on Tuesday the 20th at 6:30pm. at Kathe Low's house at 20502 NE 43rd Street



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2018 continuing issues:

Financial

1. Ongoing lien/foreclosures for two homeowners

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 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 remarking 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.