



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

Timberline Community Club Board Meeting Minutes

September 18, 2018

Call to order at 1:40pm. Attending were: Kelly Lyon-King, Ben Coffin, Kathe Low.

Action Items:

- Ben will contact the lawyer about disposition of the \$700 check
- Kelly will contact Blackwell about reserving the library for the annual meeting
- Kathe will contact the lawyer about progress on the garage conversion

Active Committee Reports

Finances - checks were signed and will be mailed out. Homeowner owing back dues submitted a check for \$700 to cover only past dues and not the fines/legal fees that have accrued. The lawyer recommended rejecting the payment.

ACC report - garage conversion work has not started but was promised to begin in August. Kathe will ping the lawyer to collect information.

John was unable to attend but reported via email that he had approved 2 new roof requests.

CAM Update - Michael was in contact with the Board about projects he's initiated. He has solicited bids for replacing the split rail fences that are falling down. Consider using a plastic laminate material to reduce maintenance.

1. Split Rail Fence Repair Update

- a. 208th Trail Entrance – this stretch of fence is in complete disrepair with failed posts and rails. The tree coverage in this space has allowed significant moss to develop on the rails, causing the wood to decay more quickly.
 - b. 204th Trail Entrance – this stretch of fence is in overall excellent condition, some repairs were made in the last 24 months. There are a couple of post that are failing that should be addressed now to ensure long term stability.
- **Quotes for Repair / Assessment**
 - Received quote from the House Doctors, this was a referral from Home Depot Pro Services, **total cost \$3,700 (bid attached)**. See assessment and recommendation below:
 - *After evaluating both fences, I found 5 posts on each fence that need replacing. Since you can only replace the rails when the posts are out, I recommend replacing the 28 rails connecting to those 10 posts. Most of them are fairly soft. We can replace the remaining rails when the remaining posts are ready for replacement in the future. For the posts and rails that remain, I would recommend pressure washing off the moss/dirt/debris.*

We are licensed, bonded and insured. Our technicians are experienced, and background checked. We have a \$50 trip charge to come to your home. We have a one hour



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minimum of \$115/hour per technician for new customers (standard rate \$130/hr). We charge in 15-minute increments after the first hour, so you only pay for the time we are actually working on your project from prep to clean up.

Our projects come with a one-year workmanship guarantee, so if there is an issue with the work performed we will be there to make it right! We are focused on building long term relationships with our customers by doing high quality, efficient, and reliable work each time we come to your home.

▪ **Recommendation / Discussion**

- I feel that this is a reputable company that will do quality work. That said, I was surprised at the hourly rate and overall cost. Suggest that we obtain two additional bids to ensure that we are not overpaying for the work, I have two additional companies that will be out this week to provide an estimate and will share with the committee via email for review and approval.

2. Pressure Washing

- a. Entrance to Timberline was pressure washed in spring of 2017 – it had been approx. 7-10 years. This is important maintenance that should be done with greater frequency for safety and overall appearance. Cost was approximately \$950 – which may be less as the build-up is not as significant (see attached bid from 2017)
- b. Consideration has been given to expand the pressure washing on the sidewalk and curbs along the common areas on 37th Way (up the hill to the first corner) and along 208th Ave (up the hill and to the first corner). We will have an estimate this week for this week, using the same company (they did amazing work). Cost estimate would be \$2,500 - \$3,000. I will provide the final estimate this week to the committee for review and approval and suggest we move forward.
- c. Regarding the recommendation from Greg Reynolds – love the idea and approach, though it is not in scope for the above proposal. Suggest that we consider enlisting Greg's help to move things forward, though I have concerns that the logics will be a challenge. Open to ideas from the committee – perhaps we scale the effort one section at a time and ask for volunteers to help coordinate. I have limited capacity for this specific project.

Ben suggested we do a yearly walk-through to identify dangerous trees that we can refer to a tree service. We will continue to respond to neighbors who point out dangerous trees as well. The walk-through is scheduled for after the next meeting in Sept. The idea to hire an arborist to do a yearly check on the health of common area tree was discussed. Kathe will research the wisdom of leaving the debris from tree cutting in the green belt, considering wildfire concerns.



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Establish a policy for regular tree care/maintenance to demonstrate TCC's responsibility in preventing structure damage from trees in the greenbelts.

Officer's reports and to-do list

President - a neighbor complained about a van parked across from their driveway and too close to the corner. She had attempted to request the owner move the vehicle but he refused. The Board will contact the van owner to find out more information.

The owner of the subdivided lot still plans to build; Kelly and Ben have discussed the ACC rules pertaining to new houses. The owners will submit plans as required.

Annual meeting - Nov. 28 or 29

Vice President -

Secretary -

The meeting was adjourned at 2:25pm. The October meeting will be on Tuesday the 23rd at 1:30pm at Kathie Low's house at 20502 NE 43rd Street.

2018 continuing issues:

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



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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.