



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

## Timberline Community Club Board Meeting Minutes

November 20, 2018

Call to order at 1:40pm. Attending were: Kelly Lyon-King, Ben Coffin, Kathe Low, John Herd; Michael Neale was unable to attend and sent an update.

### Action Items:

- Kathe will send the proposed budget to Sidney for uploading to the website.
- Kathe will send arborist contact info to Michael
- Kathe will contact neighbor who was reported dumping yard waste by the retention pond.
- John will send a letter to the homeowner who just put on an unapproved roof.
- Kelly will call Republic about establishing an account for pick up for the neighborhood garbage cans.
- Kelly will call the city to find out if they have methods to inhibit dumping by the retention pond.

### Active Committee Reports

**Finances** - checks were signed and will be mailed out. We'll meet at a coffee shop in December to get checks signed.

We addressed the question of pursuing a lawsuit against delinquent dues homeowner whose wage garnishment didn't satisfy the total debt. While the lawyer recommended this course of action, we decided to file a lien against the house (if there isn't one already). Any unpaid dues and fines will be added to the lien.

We discussed the budget to be presented for a vote at the HOA meeting next week and agreed to include the 3% dues increase allowed by the CC&Rs.

**ACC report** - unapproved roof installation noticed, and John talked to a crew member. He discovered the material being used is substandard in violation of ACC rules. We decided to send a letter notifying the homeowner of the violation, levying a \$250 fine, and expressing the expectation that the roof needs to be replaced with approved materials prior to sale.

John received a request to replace a roof as well as one for window/door replacements.

The functioning of an ACC committee was discussed, and we determined that having a group of people working on bringing all homes into compliance with neighborhood guidelines would be beneficial.

**CAM Update** - consider replacing split rail fences with a design that is easier to repair.

**Pressure washing** - contract to clean 37<sup>th</sup> Way all the way up the hill this fall and wait until spring to redo the entrance and up 208<sup>th</sup>. Regarding pressure washing the rest of the sidewalks, perhaps Greg would be willing to head a committee to enlist neighbors to clean the sidewalks in front of their houses.



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**Tree safety** - Michael agreed with the idea to keep a consulting arborist on retainer to evaluate suspect trees and recommend action

### **New Business**

Republic notified us that they are not getting paid to pick up the three neighborhood trash cans. Kelly will call to arrange for an account and resumption of service.

Yard waste dumping in the greenbelt was reported.

### **Annual Meeting Agenda**

Current Board Members:

President - Kelly Lyon-King

Vice President - Ben Coffin

Secretary - Kathe Low

ACC Chair - John Herd

CAM Chair - Michael Neale

Welcome and Introductions - Kelly

ACC Report - John

CAM Report - Michael

Financial Report - Mike

How are dues spent?

Vote on 2019 budget

Board Reports - Kelly and Ben

Yard waste dumping in common areas

Open position description - Kathe

Entry re-landscaping committee - Ben

Nominations and election of Board members - Kelly

New Business

The meeting was adjourned at 3:15. There will be no meeting in December, except two board members will meet with Mike to sign checks. The January meeting will be scheduled for the third week of the month via email. At this meeting the board will welcome new members and hand off materials.