



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

Timberline Community Club

Annual Meeting Minutes

November 29, 2018

The meeting was called to order at 7:00pm. Board members attending were: Kelly Lyon-King, Ben Coffin, Kathe Low, John Herd and Mike Barham. Fourteen homeowners attended.

Action Items:

- Ben or Kelly follow up about installing seasonal banners
- Determine what information to include in Amy Barley's January newsletter, and who will write it
- Decide if the entry landscaping committee will also be looking into replacing/updating the monument
- Figure out what ACC information to include in the January dues statements, if any
- Set a date for the January transition meeting.

Board members introduced themselves, then those attending did likewise. Fourteen homeowners were in attendance.

Ben described the open board and committee chair positions.

Active Committee Reports

ACC report - John reported that over the past year he approved 11 new roofs, 5 window replacement projects, 9 fence repair/extensions, 10 paint jobs, 4 driveway replacements, 2 front entry redesigns, and 1 backyard shed that drew questions from a neighbor.

There was a question about the process for addressing noncompliance with the ACC guidelines. Ben explained that prior to imposing a fine, a board member and/or ACC chair approached the homeowner with an explanation of the violation and a negotiation for achieving compliance. A suggestion to include information about the CC&Rs and specific ACC requirements be included in the dues statement mailed out in early January.

CAM Update - Michael was unable to attend, so Board members described the projects undertaken this year. These included removal of dangerous trees from common areas, especially along 37th Way and 208th; pressure washing the entrance monument; seeking bids to replace the broken split rail fences at the trailheads; and working with the landscaping company to ensure contractual obligations are being met.

Those neighbors attending were supportive of the Board's idea to establish a policy for regular tree assessment by a consulting arborist with maintenance or removal based on arborist recommendations. Such a program will aid in preventing property damage from trees in the greenbelts.

The Board explained several additional projects to consider, namely replacing the decaying plum trees in the entryway, re-landscaping the less attractive cul-de-sac islands and rebarking the trail



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system. A suggestion was made to ask residents for donations toward specific projects (rather than just a general donation). The request could include pictures, conceptual drawings, tentative budget, etc. for a specific project.

There was another suggestion to replace the bricks in the entry monument, which are holding up but looking old and dated. Perhaps the entire monument needs to be replaced with something more modern?

With regard to finding volunteers to assist with CAM projects, there was a suggestion to tap into Eastlake students who need hours of community service, or solicit help from scouts looking for Eagle scout projects.

Safety Committee - A neighbor expressed concern for areas of Timberline not covered by streetlights, citing an inability to see pedestrians on the sidewalk or in the crosswalk. Mike Barham explained that the streetlights along 37th Way and 208th are leased from the electric utility and we also pay monthly for the electricity used. When they were installed, there was a special assessment levied on all residents to pay the installation expenses. The group discussed the feasibility of installing more streetlights, noting that many homeowners do not want bright lights shining in their windows all night. An idea to use low bollards instead was proposed.

Finances - Mike presented the proposed 2019 budget. He noted that the allowed 3% increase was reflected in the revenues, that 50% of dues goes toward landscaping, that \$5,000 was allocated for tree removal, and the budget totals out to \$16,000 net income. He also said there are healthy reserves to cover CAM projects and emergency situations.

Greg Reynolds motioned to approve the budget as presented. The motion was seconded, and it was unanimously approved.

Officer's reports

Since the Board received a complaint about a neighbor dumping yard waste in the common area, we reminded those attending that this is not allowed and why. There was a lengthy discussion about removal or control of English ivy. Luckily, there has been success by individual residents to keep it under control using a variety of methods.

Kathe reported that she will not be continuing as secretary and described the requirements of the position.

Ben and Kelly described committees needing volunteers, including the welcome committee, the ACC, and a new ad-hoc committee to undertake the entry landscaping project. There were several volunteers! Thank you.



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Nominations and election of 2019 Board

Kelly volunteered to fill the vice-president role and Ben volunteered for the president's role. He asked for volunteers for secretary but there were none. Amy Barley moved to accept the Board members; they were unanimously approved after the motion was seconded. Thank you, Ben and Kelly.

New Business

Amy Barley said she will publish another newsletter in January and would welcome input from the Board - about open officer/committee opportunities, about the yard waste dumping issue, etc.

One neighbor asked about the seasonal banners that used to hang from the streetlights. We discussed the difficulty and cost of installation, and the probable location of the banners (at Bob and Andi Zahn's house?). Brian said he might know someone who could install them and volunteered to make some calls.

The meeting was adjourned at 8:25pm.