



TIMBERLAKE COMMUNITY CLUB, INC.
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Office SUMMER Hours: Monday – Friday. - 9:00 a.m.-5:00 p.m.
Closed for Lunch 12:00 – 12:30 p.m.
(Excluding Holidays)



JULY 2023 ELECTION NEWSLETTER

NOTICE OF ANNUAL MEETING AUGUST 13, 2023 SPRINGER PARK 1:00 P.M.

The deadline to vote by dropping off or mailing your ballot will be August 11th, with the ballot counting being done on August 12th.

Ballots can also be dropped at the Annual Meeting prior to the start of the meeting at 1:00 p.m.

Timberlake Community Club's annual meeting will be held on Sunday, August 13, 2023, at 1:00 p.m. at **Springer Park**.

Directions to Springer Park:

From the main entrance – coming into Timberlake: (Signs will be posted)

- Stay on the main road (Timberlake Drive) to the boat launch. Take right into parking lot, go through field (to the right) Park at edge of field across from the gazebo.
- Stay on the main road (Timberlake Drive), turn right onto E Pickering Dr, take the next left onto E Lakeshore Dr W and the parking lot will be the first driveway on the left.

There are four issues to be voted on this year:

- 2023-2024 General Budget
- 2023-2024 Water Budget
- Audit
- Board of Director Positions

You may vote by mail. If you choose to vote by mail, follow the instructions carefully to make sure your vote is counted. Your Ballot must be received at the Timberlake MPC Ballot Box by 5:00 p.m. on Friday August 11, 2023.

If you do not vote by mail, you may drop your ballot in the ballot box at the **MPC or on election day** your ballot must be placed in the ballot box at Springer Park no later than 1:00 p.m. August 13, 2023.

In order for your vote to count you must be a member in good standing (no covenant issues and your account current).

OFFICIAL BALLOT INSTRUCTIONS FOR 2023

In order for your ballot to be counted and valid you must:

Include your **name, division and lot number(s) or Timberlake Street address** on the return envelope where indicated. Please Print, your writing must be legible. If you need to verify your Division/Lot and/or Timberlake Street address, please feel free to contact the office @ 360-427-8928.

RESERVE STUDY INFORMATION

The enclosed Reserve Study information is being provided per State law and is **NOT** a statement that describes any actions the TLCC Board is taking in the proposed budget.

WATER RESERVE BILLING INCREASE

The Reserve Funding billing is being increased from \$270.00 to \$300.00 per year. This will result in a bi-monthly billing increase of \$5.00. The Water Base Rate is increasing from \$252.00 to \$265.00 per year. This will result in a bi-monthly billing increase of \$2.17. This is being done in accordance with our Reserve Study recommendations to maintain the sustainability of our water system.

BUDGET VOTING INFORMATION

WASHINGTON STATE LAW RCW 64.38.025

Board of directors -- Standard of care -- Restrictions -- Budget -- Removal from board.

(3) Within thirty days after adoption by the board of directors of any proposed regular or special budget of the association, the board shall set a date for a meeting of the owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the summary. Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, or the required notice is not given, the periodic budget last ratified by the owners shall be continued until such time as the owners ratify a subsequent budget proposed by the board of directors.

AUDIT VOTING INFORMATION

WASHINGTON STATE LAW RCW 64.38.045

Financial and other records -- Property of association -- Copies -- Examination -- Annual financial statement -- Accounts.

(3) At least annually, the association shall prepare, or cause to be prepared, a financial statement of the association. The financial statements of associations with annual assessments of fifty thousand dollars or more shall be audited at least annually by an independent certified public accountant, but the audit may be waived if sixty-seven percent of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.

THE BOARD WOULD LIKE TO PRESENT THE FOLLOWING BALLOT ISSUES FOR THE FISCAL YEAR 2023 – 2024.

Ballot Issue #1 ~ HOA General Budget for Fiscal Year 2023 – 2024

Ballot Issue #2 ~ Water Budget for Fiscal Year 2023 – 2024

Ballot Issue #3 ~ Determination of Audit, Internal or External

Ballot Issue #4 ~ Open Board Positions, there are two positions open this year, we are presenting five Candidates.

CANDIDATE RESUMES

Ken Bassett

I have lived in Timberlake for 16+ years. I am retired from being a grounds keeper and working with electronics. I enjoy fly fishing, fly tying, playing guitar bass and keyboards. I served on the Board of Directors for six years and was the CERT Committee liaison. I am also a volunteer on the Activities Committee. Most people probably recognize me for taking my little dog Gracie for a drive after supper to see kitty cats in my blue Kia Soul. I believe that my life experiences and my previous Board experience have allowed me to collaborate with others and address several issues in our community. Ken

Kristina David

Hello friends! I have enjoyed living in Timberlake for the past five years. I feel compassionate about our community. I have also enjoyed volunteering my time on the CERT, Rules, and Activities Committees. For these reasons I am running for the Board of Directors. I aim to be an active leader and team player while keeping absolute transparency while on the Board of Directors. My background includes several managerial positions involving media relations, and digital graphic arts. I am a good listener and problem solver while remaining objective. It would be an honor to sit on the Board of Directors as your voice for the membership. Let's make a difference! Kristina

Pam Gidlund

I have been a long-time resident of Timberlake. My family has owned property here since the 70's. In the past year plus, I have been the CERT Committee Chair. I have been able to tackle and accomplish some great things on that committee with our team of volunteers. Being an owner here in the community I have a vision of how to contribute to the success of the Board. It seems like a natural transition to move from being the CERT Chair to a spot on the Board. I lead with putting our community first and what is best for everyone. Being active in our community means a lot to me and I strive to do my best at each and every task. I would appreciate your consideration and your vote! All the best, Pam

Natalie Haley

Some people may know me as the admin of the "Timberlake's stray& lost animals" page on Facebook. I am also a wife and mother of three beautiful children. Nothing excites me more than being involved and making a positive impact in my community. My family and I have lived here for just under two years and are grateful to be a part of a thriving community such as Timberlake. I believe in working together to bring about change and I'm committed to dedicating my skills and experience to this role. I am a great communicator that is goal orientated and passionate about my community. I look forward to contributing and helping shape the future of Timberlake. Natalie

Valerie Pruett

I've lived in this wonderful community since last October 2022. We chose to buy a home here because community is important to us being an active-duty military family. I have experience in being a president. I was the president of the U.S.S. Pennsylvania FRG on Bangor Base in Silverdale, WA. I also was a "budget for Baby" instructor at Navy Marine Corps. Relief society. I enjoyed helping parents

prepare and budget for their babies' arrival. I also volunteer my time to gardening and glamping gardens.
Valerie

TIMBERLAKE COMMUNITY CLUB
ANNUAL MEETING AGENDA
AUGUST 13, 2023
1:00 P.M.

I. CALL MEETING TO ORDER - 1:00 p.m.

1. Pledge of Allegiance
2. Check for Quorum

II. ANNOUNCEMENTS:

1. Introduction of present Board of Directors

III. BUSINESS:

1. Motion to approve Minutes from 2022 Annual Meeting
2. Reports
 - a. President
 - b. Vice President
 - c. Treasurer
 - d. Water Department
 - e. General Maintenance & Common Properties
 - f. Committees:
 1. Activity Committee
 2. CERT
 3. Lake Safety
 4. Rules

IV. INTERMISSION:

V. ANNOUNCE RESULTS OF THE ELECTION:

- a. Fiscal Year General Budget
- b. Fiscal Year Water Budget
- c. Audit
- d. Board candidates

VI. RECOGNITION OF VOLUNTEERS

1. Introduction of New Board of Directors and seating of same
2. Recognition of Volunteers ~ Raccoon Pins
3. Clay Long Volunteer of the Year Award

VII. FOR THE GOOD OF THE ORDER (Open Floor/Questions):

VIII. MOTION TO ADJOURN:

