

## **Timberlake Community Meeting January 27, 2024**

**The meeting was Called to Order** by Tanna Avila at 10:02

**Pledge of Allegiance**

**Approval of Meeting Minutes:**

**A motion was made** by Pam Gidlund, seconded by Natalie Haley, and passed with 0 nays. With amended typos.

**Board members attending:** Tanna Avila, Pam Gidlund, Kristy David, Natalie Haley, Brad Kilmer

**Board members attending via Zoom:** Ray Tomlinson

**Members attending in person:** Sigrid Curry, Sandi Mack, Paula Pelletier, Sheri McCan, Robin Hudson, Diana Olmstead, Heidi Fagan, Gary Neese, Brenda Soileau,

**Members attending via Zoom:** Sandee Brogan, Lynn Colton, Nancy Bentley, Jean Bray, Tom and Mary Hanson, Collene Swensen

**Announcements:**

- Tanna introduced Brad Kilmer as the newest member of the Board of Directors in the at large position. The Treasury position available is pending with a member interested in the position. They will have a meet and greet with the Board at the next Board meeting.
- Our current webmaster has resigned due to conflicting schedules. He will be available to help transition the office over to the new billing software. Shayla in the office has taken over maintaining the website and has done a great job with it.
- Reached out to a real estate agent to sell the two lots that Timberlake owns to help fund the new MPC.

**Old Business:**

- The water committee was dissolved in December at the Board meeting after the executive session. Since there was nobody after the executive to witness the vote and transparency was called onto question, the Board voted again.

**A motion was made** by Pam Gidlund, seconded by Natalie Haley, and passed with 0 nays and one abstain to dissolve the water committee.

- Tanna asked the community on the Timberlake Facebook page their opinions on putting in a dog park at Springer Park. There was a good amount of response to her question. The Board is going to start with insurance liability so they will be reaching out to our insurance company. They will also reach out to the attorney to get his input into the matter.

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### **New Business:**

- Tanna said that in order to move forward with building a new MPC before August the Board needs to hold a special meeting to propose a supplemental budget. The Board has a quote from the architect and money set aside for this project. Would like to coordinate the meeting with an activities event.
- The water department has made a proposal to the Board for a hydro excavator. The cost will range between 50k to 70k and will also be in the supplemental budget. This equipment will save a lot of time and physical work.

### **Water/Maintenance Report:** Pam Gidlund

- Nothing to report at this time

### **CERT Committee:** Pam Gidlund

- Continuing to work with Mason County Emergency. There will be training coming up to get CERT certified.
- Waiting on a call back to schedule a CPR class for the community

### **Activities Committee:** Kristy David

- The Tree Lighting Event at Island Park went very well. The next Tree Lighting event will be bigger. Have new ideas for next year.
- The Christmas decorating Party was a huge success. Kids had a lot of fun playing games and winning lots of prizes.
- The Santa Parade was great. Activities had enough candy and prizes for the kids.
- Christmas house decorating contest went well. Not as many participants as Halloween.
- Taco Tuesday had a good turnout. Had a few bumps but it went well.
- Valentines party will be February 11<sup>th</sup> and March will host the St. Patrick's party and Easter

### **Rules Committee:** Sigrid Curry

- Rules committee is working on a lot for the Board of Directors. They have gone up to two meetings a month.
- Once an item is finished it goes to the Board for approval and then to the attorney. Looking for more volunteers to help.

### **Open floor:**

- Tom Hanson stated that the water committee was put in place 30 years ago because of financial difficulties. Now the water department has a couple of million dollars in it and the water committee has overseen the budget that had checks and balances in place to

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oversee the money being spent. The committee had industry professionals and contractors on it and dissolving the committee was a short-sighted decision by the Board. Tom requested that the Board approve \$50k for the hydro excavation equipment.

- Tanna addressed Tom Hanson's statement by clarifying that the water department does not have any money problems, and the water employees will not be villainized because of something that happened a long time ago. There is a budget process in place and has been for a long time. Their budget gets approved by the treasurer and the Board of directors. She said that the water employees are professionals who have serious certifications and are very capable of making their own budget.
- Gary Neese asked if the money for the dog park and the new MPC would come from the reserve accounts. Tanna replied that there is \$319k that was set aside in a reserve account for the new MPC and the sale of the two Timberlake lots would also go toward funding the project if needed. Gary also asked what inflationary items are raising the dues next year. Tanna said she will talk to Sheila Hedlund and get an answer for him.
- Paula Pelletier stated that she thought the water committee was made up of water professionals from Mason County and all the testing facilities. That there is a big difference between professionals being on the water committee and just Timberlake volunteers. She then asked what the maintenance was on the hydro excavator. Tanna said that the water department can do the maintenance on it. Brad Kilmer stated that if a new one is purchased the maintenance would be covered under warranty.
- Sandee Brogan asked if the new MPC would be located at Springer Park. Tanna answered yes that is slated to be at the end of the baseball field.
- Collene Swensen asked if the money being used to purchase the hydro excavator was coming out of water reserves and does not have anything to do with the dues increase money. Tanna replied that she was correct. Collene asked if there was a supplemental budget for the architect and what timeline was the Board looking at for a Special meeting. Tanna explained that the supplemental budget for the MPC would include all of the costs associated with building it and that would include the architect and the Board is hoping to have the special meeting as soon as possible. Collene's next question was if the water committee was dissolved and the water department was being overseen by the Board, that there was no comingling of HOA and water funds. Tanna explained that the funds are separate and have separate budgets.
- Diana Olmstead said that she really liked that the Board was getting feedback from the community through social media and asked if the Board could post their meetings on Facebook as well. She asked if the power point presentation that Joe made for the Board on the hydro excavator could also be put online. Kristy suggested that we put the power point and pamphlet on our website and Tanna said she would have Joe put it up, and they would play it at the next meeting. Diana said the tree lighting was a blast, but the bridge was extremely slick and needs to be addressed. She also said that she is

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involved in a large charity event and that the insurance does not allow them to throw candy to the children during their parade. That it is a liability and that if the kids want candy to do it before or after the parade. Tanna said that she would check into the liability issue.

- Mary Hanson asked Tanna what the membership wanted regarding the new MPC. Tanna responded saying the community has outgrown the current MPC and the Board has taken into consideration the safety factors involved regarding no emergency exits for the office staff. Mary Hanson asked again what the membership wanted. Tanna said that it will be discussed at the special meeting and voted on, but the feedback she has received has been positive. Mary said that the Board was frontloading the process, and the Board needs to survey the community to see how much they are willing to spend on a new MPC. She went on to say that the Board should not have dissolved the water committee. That the water committee protected the employees and members. Tanna responded by saying that she wasn't going to keep rehashing the topic, that the Board had made its decision.
- Collene Swensen stated she thinks that the board needs to hear from the community about how much they want to spend on the MPC. What capacity it will be and more detail before the board moves forward with the architect.

### Adjournment

**A motion was made** by Pam Gidlund and seconded by Natalie Haley and passed with no nays to adjourn the meeting at 11:35 a.m.