

**Minutes for  
Timberline Rim Recreation Club, Inc.  
Timberline Rim Water Company, Inc.  
BOARD of TRUSTEES Meeting  
January 28, 2020**

The meeting was called to order at 7:00 PM by Kim Wood-Saldana, President. The following board trustees were present: Kim Wood-Saldana, Sarah Roberson, Betty Draper, Jandie Brown, Jessica Thomason and David Schutzer, by phone. A board quorum was established.

Since the last board meeting in December, Barry Carter, George Aquila, and Dan Thompson resigned their board positions.

Guests were present. Bill Brett, David and Patti Buoy, Dona Rogers, and Peter Lewis

**Minutes Approval:**

Motion: Jessica Thomason moved to approve the minutes of October 29, 2019. Sarah Roberson seconded the motion and motion passed.

Motion: Jandie Brown moved to approve the minutes of December 17, 2020 as corrected. Sarah Roberson seconded the motion and the motion passed.

**Executive Session:**

Motion: At 7:07 PM, Jessica Thomason moved that the board adjourn to executive session to discuss contracts. Sarah Roberson seconded the motion and the motion passed.

Motion: At 7:24 PM, Jandie Brown moved that the board return to regular session. Sarah Roberson seconded the motion and the motion passed.

**New Management Company:**

Motion; Jandie Brown moved that we accept the management proposal from CMI (Community Management Inc. 2105 SE 9<sup>th</sup> Avenue, Portland, OR 97214 ) on the Option 1 proposal, the least expensive proposal, for management services for Timberline Rim Recreation Club HOA and Timberline Rim Water Company. Jessica Thomason seconded the motion and the motion passed.

**Mailbox Project:**

At last board meeting the board agreed to get more bids for the mailbox project with a cut-off date of January 24, 2020. Rick Zinda, from Community Right, our current property management company, reported: "Regarding the mailboxes, we have received no interest for bidding from several companies but Summit Reconstruction has expressed interest and they are supposed to get a hold of us any day for a visit. "

**Timberline Rim Recreation Club Budget for 2020:**

Motion: Sarah Roberson moved to accept the Annual 2020 Budget for Timberline Rim Recreation Club as prepared by Community Right Management Company. Jandie Brown seconded the motion and the motion passed.

#### Election of Officers:

With the resignation of George Aquila, the board no longer has an elected Treasurer. The board elected Betty Draper to serve as both Secretary and Treasurer of Timberline Rim Recreation Club and Water Company Board.

#### Discount for Members who pay their complete dues for the year in January:

The board received a letter from our lawyer letting the board know that given current practices for HOA's is no longer legally prudent to give discounts to members who pay their complete dues for the year in January. This acts as a penalty to those who are unable to do so.

Motion: Sarah Roberson moved that the board discontinue offering any discount for paying yearly dues in full at the beginning of the year, beginning in the January 2021 dues year. Kim Wood-Saldana seconded the motion and the motion passed.

David Schutzer left the board meeting at 7:40 PM, a quorum was maintained.

#### Phillip Merrill Water Report

#### Financial Report

- Financial Report as of November 30, 2019
  - Rec Club balances at month end were as follows:
    - Umpqua Operating Fund ending balance was \$9,494.08
    - Umpqua Capital Reserves ending balance \$5,133.22
    - CCB Operating Fund ending balance was \$13,675.37
    - CCB Capital Improvement Fund ending balance was \$52,569.39
    - OnPoint Savings ending balance was \$5.00
    - OnPoint CD ending balance was \$58,285.47
    - Delinquent balances were approximately \$4.2K at month end which included water fees
  - • Water Company balances at month end were as follows:
    - Umpqua Operating Fund ending balance was \$9,384.49
    - Umpqua Capital Reserves ending balance \$10,000.34
    - CCB Operating Fund ending balance was \$40,101.15
    - CCB Capital Reserves ending balance was \$12,873.41
    - CCB Capital Improvement Fund ending balance was \$115,266.74
    - OnPoint Checking ending balance was \$1,266.13
    - OnPoint Savings ending balance was \$5.00
    - OnPoint CD ending balance was \$232,239.14
    - OnPoint Money Market ending balance was \$3,674.94

## Financial Report as of December 31, 2019

- Rec Club balances at month end were as follows:
- Umpqua Operating Fund ending balance was \$1,470.38
- Umpqua Capital Reserves ending balance \$14,808.37
- CCB Operating Fund ending balance was \$13,675.37
- CCB Capital Improvement Fund ending balance was \$52,573.71
- OnPoint Savings ending balance was \$5.00
- OnPoint CD ending balance was \$58,327.55
- Delinquent balances were approximately \$4K at month end which included water fees
- • Water Company balances at month end were as follows:
- Umpqua Operating Fund ending balance was \$30,813.12
- Umpqua Capital Reserves ending balance \$10,000.59
- CCB Operating Fund ending balance was \$40,101.15
- CCB Capital Reserves ending balance was \$12,873.94
- CCB Capital Improvement Fund ending balance was \$115,276.21
- OnPoint Checking ending balance was \$1,266.13
- OnPoint Savings ending balance was \$5.00
- OnPoint CD ending balance was \$232,406.80
- OnPoint Money Market ending balance was \$3,674.94

## Division 5 Water Committee Report

### Member Forum

The next board meeting will be February 25, 2020

The meeting was adjourned at 8:10 PM by Kim Wood-Saldana, President

Respectfully Submitted, Betty Draper, Secretary