

Timbrshor Association
Minutes

A meeting of the Board of Directors was called to order by Chairman Margaret Penington, August 31, 1980, 8:00PM, at the residence of Wally Schwank, Borchers of Finley Point.

Members present: Penington, Borchers, Schwank, Johnson, Halseth
Guests present: Long, Mrochen

Halseth moved and it was seconded that authority be granted to Fred Long to contact Mr. Thurston for specification and a specific bid not to exceed \$7000.00 to be submitted to the Board of Directors for final approval.

MOTION CARRIED

Johnson moved and it was seconded that it be the intention of the Board to consummate a firm contract with Mr. Thurston.

MOTION CARRIED

Borchers moved and it was seconded that the Architectural Review Committee be authorized to let a contract for the construction and placement of a Timbrshor sign designed by Phil Korrell and that said contract will not exceed \$350.00.

MOTION CARRIED

Halseth moved and it was seconded that the policy to establish a separate dock fund be rescinded and that the following policy be adopted:

Docks are to be considered part of the common area; funds from the docks are to be considered general income; initial income will be spent for the repair and improvement of the existing docks and those walkways adjacent to the water.

MOTION CARRIED

Borchers moved and it was seconded that the County Attorney be requested to draw up a lease agreement concerning the long and short term wet storage and that said agreement should include at least the following:

1. If at any time the annual assessment for the docks should be reduced, the lease agreement shall be extended on a pro-rata basis.
2. A liability disclaimer

MOTION CARRIED

Schwank moved and it was seconded that garbage disposal service be maintained May 1 thru Sept. 30 and that during the other months each individual will be responsible for packing out his own garbage.

MOTION CARRIED

The meeting was adjourned at 9:30 PM.



Lou Borchers, Secretary

Timbrshor Association
Minutes

A meeting of the Board of Directors was called to order by Chairman Margaret Penington, 30 August 1980, 9:30 AM, at the residence of Wally Schwank, Borchers of Finley Point.

Members present: Penington, Borchers, Schwank, Halseth, Johnson
Guests present: Genzberger, Long

The Chairman read a letter from Gorham Swanberg concerning common expenses and how said common expenses are shared among unit owners. In his opinion, the law clearly states that such expenses "be charged to the unit owners according to the percentage of undivided interest of each of the common elements". The Secretary reported upon a meeting he and the Chairman had with the Lake County Attorney during which that attorney stated, in his opinion, those expenses which are determined to be administrative, rather than developmental, could be so specified in the by-laws and be apportioned according to the number of members of the Association rather than the percentage of undivided interest.

Halseth moved and it was seconded that area lighting be considered an Association expense to be charged according to the percentage of undivided interest.

MOTION CARRIED

Borchers moved and it was seconded that a letter be requested from Bishop Insurance detailing potential Association coverage under Borchers' basic policy and that a similar letter be requested from Cogswell detailing present coverage.

MOTION CARRIED

It is the intention of the Board to review these letters to determine:

1. If there is duplication of coverage
2. If it would be cheaper for the Association to drop the Cogswell policy and become a secondary insuree under the Borchers' policy.

The Treasurer presented the proposed start-up assessment and the proposed budget for fiscal year July 1, 1980 - June 30, 1981.

Schwank moved and it was seconded that the start-up assessment and the proposed budget be approved.

MOTION CARRIED

Schwank moved and it was seconded that both assessments be due and payable 1 October 1980.

MOTION CARRIED

The Chairman reported that on August 19, 1980, Mr. Peterson and Mr. Whiting contacted her regarding a sewer problem in the five-unit Long complex. It was apparent that sewage was draining into the lake. Because the Board of Directors is charged with enforcing the provisions under the Unit ownership Act, and because the situation, in the Chairman's opinion, was critical, the Chairman made the decision to engage, at the expense of the five affected owners, Mr. Whiting to immediately rectify the situation.

Johnson moved and it was seconded that the action of the Chairman be ratified.

MOTION CARRIED

It was agreed that those still not in compliance with the covenant regarding an outside water spigot, fifty feet of hose, and a nozzle be notified that the Board will rectify the problems and charge the owners accordingly if the problem still exists June 1, 1981.

Borchers moved and it was seconded that Association members be offered long-term leases for docks according to the following fee schedule:

\$1000.00	for 10 years
\$500.00	for 4 years
\$150.00	for 1 year

MOTION CARRIED

Borchers moved and it was seconded that $\frac{1}{2}$ the payment be due October 1, 1980, the second half 1 February 1981.

MOTION CARRIED

Borchers moved and it was seconded that the entire wooden walkway be included in and be considered docks.

MOTION FAILED

The minutes of the meeting of August 15, 1980 were approved as printed.

There being no further time, the meeting was adjourned at 11:30 AM.


Lou Borchers, Secretary

August 17, 1980

TO: ASSOCIATION MEMBERS
FROM: MARGARET PENINGTON

As you can see from the attached minutes, Association members are being offered a seasonal rate for slips next year. It would be extremely helpful if you could fill out the following and return to me as soon as possible:

----- Yes, reserve _____ (number) of slip(s) for the
1981 season. I agree to pay \$150.00 per slip on/or
before April 1981.
_____ No, I am not interested.

name

Mail to: Margaret Penington
P.O. Box 2209
Great Falls, Montana

Thank you for your cooperation. It will help simplify the planning.

00028

A meeting of the Timbrshor Board of Directors was called to order by Chairman Margaret Penington, 15 August 1980, 4:45 PM, Penington's on Finley Point.

Members present: Penington, Borchers, Halseth, Schwank.

The minutes of the meeting of July 26, 1980 were approved as printed.

Treasurer's report:

	Receipts	Expenses	Balance
Assessments	\$470.00	\$642.00	< \$-172.00 >
Dock Fund	\$433.00	0.00	\$433.00

(It was agreed that until an additional assessment for the current year could be made, monies from the dock fund would be used, but that those monies would be returned to the dock fund as soon as possible.)

Borchers moved and it was seconded that Association members wishing a slip be charged an annual fee of \$150.00 per slip. MOTION CARRIED

Borchers moved and it was seconded that each member be given an opportunity to rent a slip for the season and that said rent be due on/or before 1 April preceeding that season, and that intention to rent be filed with the Board of Directors prior to September 30 preceeding that season. MOTION CARRIED

Borchers moved and it was seconded that, if available, non-association may rent slips according to the following fee schedule: \$200.00 per season, \$70.00 per month, \$3.00 per day. MOTION CARRIED

Borchers moved and it was seconded that Association members may sublet their slips at what ever rate they so desire. MOTION CARRIED

Schwank moved and it was seconded that the Board of Directors will have the final responsibility for assigning slips. MOTION CARRIED

Plans for the repair and expansion of the docks were reviewed and will be presented to the general membership meeting 30 August 1980. MOTION CARRIED

Schwank moved and it was seconded that section 7B be deleted from the proposed lease agreement between Borchers, Inc. and the Association. MOTION CARRIED

Schwank moved and it was seconded the \$500,000.00 liability be the insurance requirement in the proposed lease. MOTION CARRIED

Halseth moved and it was seconded that the Chairman be directed to sign the Lease agreement as amended between Borchers, Inc. and the Association. MOTION CARRIED

The meeting was adjourned at 6:00 PM.



Lou Borchers, Secretary

Timbrshor Association
Minutes

A meeting of the Board of Directors was called to order by Chairman Margaret Penington, July 26, 1980, 4:01PM at the Penington residence on Finley Point.

Present: Penington
Borchers
Schwank
Johnson
Long, guest

Long was appointed temporary recording secretary.

The minutes of the May 28, 1980 board meeting were approved as printed.

Treasure's report: collected: \$470.00, expended: \$250.00 (Cogswell), balance: \$220.00. Outstanding debts: \$292.00 owed to Gorham Swanberg. Borchers moved and it was seconded that Swanberg be paid and that the membership be assessed an additional sum to defray the cost.

MOTION CARRIED

The Chairman asked for and received permission to appoint the following committees:

1. SIGN COMMITTEE
Ann Long, Chairman
Helen Schwank
Phil Korrell
2. SOUTHWEST PERIMETER ROAD
Fred Long, Chairman
Lou Borchers
Karl Peterson
3. ARCHITECTURAL REVIEW COMMITTEE
Ramona Ginsberger, Chairman
Phil Korrell
Phil Fordahl
Lou Borchers

(Note was made of the importance of this committee)

Insurance

The Association now has \$500.000 liability thru Cogswell at the cost of \$250.00. The Board has been informed that the Association can be named as co-insured on L. Borchers' policy for \$100.00. The necessity of this is in doubt. Penington and Borchers will meet with the Bishop Agency and report to a special board meeting to make certain the insurance protection is adequate, but not duplicated.

LEASE TO BORCHERS OF FINLEY POINT

Borchers needs to consult his legal council before responding.

WAIVER OF DOCK LIABILITY

After discussion as to the need and enforcability of this waiver, action was postponed until the next meeting.

EMPLOYMENT AGREEMENT WITH RANDY BORCHERS

The proposed agreement, as written by the attorney, concerns the operation of the boat docks and swimming decks. Borchers and Long raised objections to use the term "employee" as this is actually an agreement between the Association and an independent contractor. Therefore, it was decided to take no action to implement this agreement.

HOSES AND NOZZLES

Borchers moved and it was seconded that after September 1, 1980 the Association would buy and attach hoses and nozzles on the outside of all

residences not in compliance with the restrictive covenants and charge each offending owner accordingly.

MOTION CARRIED

TAXES

The Association will probably have to file tax returns. Schwank will look into the problem and report back to the board.

OVERNIGHT CAMPING

The covenants forbid overnight use of campers, etc. The Board recommends to the membership that this policy be enforced with the exception that brief (probably one night) camping be permitted under exceptional circumstances and that said camping be restricted to the meadows area adjacent to the boat barn. Borchers moved and it was seconded that this policy be recommended to the general membership in August.

MOTION CARRIED

DOCKS AND SWIMMING DECKS

A general discussion of the docks, their number and state of repair followed. Borchers moved and it was seconded that first priority be given to the repair and replacing of the swimming docks and walkways in both the East and West areas (formally known as areas A and B).

MOTION CARRIED

Borchers moved and it was seconded that second priority be given to the repair and enlarging of the boat-docking areas.

MOTION CARRIED

Schwank moved and it was seconded that Borchers develop plans (drawings) and gather estimates to re-do the walkway and to submit these plans and estimates to the next general meeting of the Association, August 30, 1980.

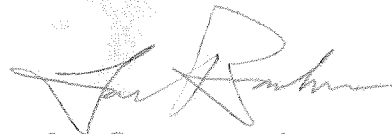
BURN PILE

It was decided that the burn pile area in the meadows will be maintained in accordance with the various county and other laws, but will be limited to combustible wood products only.

WINTER WATCH

Discussion was held, but no motion was offered.

(Since three of the five in attendance were sailors and the wind was up), the meeting was adjourned at 6:30PM.



Lou Borchers, Secretary

DON'T FORGET THE GENERAL MEMBERSHIP MEETING, AUGUST 30, 1980, 11:34PM, IN THE LODGE. BRING YOUR MONEY AND YOUR IDEAS!

TIMBRSHOR ASSOCIATION

A meeting of the Executive Committee of Timbrshor Association was called to order by Chairman Margaret Penington, 1:00PM, June 16, 1980.

Members present: Margaret Penington, President, Lou Borchers, Secretary, Wally Schwank, Treasurer.

Wally Schwank moved and it was seconded that the motion previously adopted that "one-third of the moorage income will be paid to the Finley Point Marina in return for management control and minor maintenance of the docks and breakwaters" be rescinded.

MOTION CARRIED

Wally Schwank moved and it was seconded that the Finley Point Marina pay to the Association \$1300.00 and retain all monies in excess of that amount in return for the minor maintenance and management control of the docks and breakwaters, and that the sum of \$1300.00 shall be paid to the Association in three approximately equal payments due July 31, 1980, August 30, 1980, and September 30, 1980.

MOTION CARRIED

Lou Borchers moved and it was seconded that Gorham Swanberg be instructed to draw up the following documents:

1. The lease agreement between Borchers of Finley Point and the Association.
2. The contract between the Finley Point Marina and the Association.
3. The By-laws as ammended by the Association.

MOTION CARRIED

Wally Schwank moved and it was seconded that Cogswell Agency be hired to bind the \$500,000.00 public liability insurance contract for the Association.

MOTION CARRIED

Lou Borchers moved and it was seconded that Jack Halseth be appointed Captain of the Docks and that his chief function will be to:

1. Submit a proposed dock policy to the Association.
2. Resolve all disputes between members of the Association concerning problems of the docks such as docking, mooring, etc.

MOTION CARRIED

The meeting was adjourned at 3:00PM.

Lou Borchers, Secretary

Board of Directors Meeting May 25, 1980

Motions passed at Board of Directors Meeting are as follows:

1. A checking account under Timbrshor Association at the First National Bank in Missoula.
2. Executive committee will make decision on insurance coverage after receiving estimates from Cogswell and Bishop Agencies.
3. One third of moorage income will be paid to Finley Point Marina in return for management control and minor maintenance of docks and breakwaters.
4. Moorage fees will be sixty dollars per month, two dollars per day with a twenty per cent discount for association members.
5. Bid garbage collection.
6. Remove garbage cans and replace with dumpsters.
7. Dr. Fred Long was appointed Captain of the beach enhancement and beautification program with no budget.
8. Telephone, power, water and sewer policy --- Those who are connected to a particular utility shall bear the costs of maintenance and upkeep of that utility.
9. Executive committee will meet on July 26, 1980 to discuss docks.

Those of you who have not yet paid the \$10.00 assessment please forward it to TIMBRSHOR Assoc., % Borchers of Finley Point, Ploson, MT. 59860. Margaret, if you have any questions or comments on these minutes, please contact me at 4700 10th Avenue South, Great Falls, Montana 59405, Telephone 761-5020.

Yours very truly


Lsu Borchers, Sec.