

TIMBRSHOR GENERAL MEMBERSHIP MEETING
JUNE 20, 1992

The meeting was called to order by chairman, Lou Borchers. Present at the meeting were Lou and Alice Borchers, Carl and Bev Rountree, Jim and Lorraine Payson, Gene Lewis, Vern and Frankie Selvig, Carol Ammons, Joe and Dorothy Curran, Helena and Wally Schwank, Jack Manning, Evie Fordahl and Chip Wilson, representing McCathy's; the newest member who purchased Cannon's property.

The minutes of the last meeting were handed out to each individual and time given for them to read them. It was moved and seconded that the minutes be approved. Vote was unanimous for approval.

Jim Payson, treasurer, handed out the Treasurers Report. He covered some of the increases in lighting and maintenance costs, insurance and laundry costs and dock replacement costs overrun. In the discussion that followed, Helen Schwank asked why the high expense of the laundry. Gene Lewis explained the work that had to be done to repair the pressure line break in the sewage system and how a portion of the line services the laundry, therefore, a part of the repair cost was passed on to the laundry and had to be covered by future fees.

Jim handed out the 1992-93 Operating Budget. Jim explained the costs, line-by-line, emphasizing those things like the garbage expense was deleted since it was now on an individual basis, higher maintenance costs because of anticipating mowing of the south half of the boat field in the future, and the new category called Capital Improvements for Road Improvements and Lighting Improvements for the new installation of lighting along the boardwalks, swim platform and docks in Bootlegger Cove and this will also be used to budget monies for lighting in Starvation Bay in the future. Jim pointed out that the Laundry Budget was figured by dividing last year's cost by the number of owners subscribing to the service thereby, the \$60/yr cost. Jim explained what the anticipated income and costs will be for this year. Lou explained that the 1992-93 Operating Budget had been approved by the Board of Directors and since that is all the approval that is required, there would be no vote called for on it.

Lou discussed with the membership the quality of the construction of the section of replaced boardwalk in Bootlegger Cove. Also, he pointed out the Starvation Bay dock area is probably next on line for repair and replacements. Lou reminded the membership that the dock fund is intended to cover actual costs and that no profit from it is intended. There were no further dock questions.

Lou asked for discussion regarding the laundry situation. Several questions were asked and answered. Jack Manning moved that the Board of Directors be asked to analyze the possibility of reducing this year's \$60 laundry fee and spreading the extraordinary costs over a period of 2 or more years. The motion was seconded by Jo

Joe Curran. The vote passed unanimously. Also, it was also asked that a weekly rate for the laundry be considered for those homeowners needing it.

Under New Business, Lou pointed out the history of the garbage collection in this area and how loosely and at times, unsatisfactorily, it had been handled. He pointed out that the State of Mt. doesn't allow burning and burying garbage. He told of the new individual can service available through Northwest Disposal of Bigfork and gave the Board's reasoning for discontinuing garbage collection from the Timberline venue, thereby, giving it to the individual owners to contract for their own garbage collection service. He pointed out that according to Page 4, Paragraph F of the Declaration, this was always the procedure for the handling of garbage. Lou opened discussion on the use of the burnpit and asked that everyone try to observe the necessary restrictions imposed by a burn permit, notify the Finley Point Store that you will be burning and oversee the burn until open flames are gone.

Lou told of his plans for the marina and the loss of the fuel operation. He said that the banks were refusing to loan on any properties here because of the buried fuel tanks on the common area that is leased to Borchers of Finley Point under the marina lease. After an attempt to remove the marina property contained in the lease from the common area via quit claim deeds from each owner was not completed due to lack of approval by 100% of the owners, the only other choice seemed to be removal of the fuel tanks so that those two loans pending could be closed in a timely fashion. He went on to say that with the loss of the fuel business plus the upcoming EPA Waste Water Management Regulation, effective October 1, 1992, operating a marina on Flathead Lake proper would be cost prohibitive for him, other than the storage facility which he would continue.

Lou explained that he, as developer, will hope to sell larger lots by combining three units into one lot with a 6% ownership in the common area. He also explained that the deeding of common area for the expansion of developed sites cannot be deeded by the developer alone, but in fact must be deed via a quit claim deed from each of the other owners as to each's percentage ownership of common area. He said that his previous advice from former homeowner and attorney, Earl Gensberger, was incorrect and only became apparent in April 1992 during the fuel tanks situation. Schwank's asked whether Rotondi's had notified the Architectural Committee for approval of replacing their deck. Gene Lewis responded that anyone making changes must get approval by the Architectural Committee in advance of the work being started. We will contact Rotondi's right away regarding their deck.

Election of Officers - Chairman and Secretary Positions are due. Lou explained that Bill Thibodeau had planned to run for the secretary position being vacated by Alice Borchers, but at the last

minute, he said he would be unable to run due to personal reasons. Therefore, the Board of Directors submitted their nominations. Lou ran unopposed for Chairman as did Alice Borchers for secretary. Both were approved unanimously.

Vern Selvig asked about refueling of our boats. It was agreed that gas canused for personal refueling must be taken back to their units and all care given to not contaminate the water with spilled fuel.

The meeting was adjourned.

Respectfully submitted,



Alice L. Borchers, Secretary

P.S. - Bd met & changed laundry fee to 445⁰⁰

collection from the assoc. venue & put it up to the individual owners to contract for their own garbage service. You opened discussion on the use of the burn pit & asked that everyone try to observe the ^{necessary restrictions} ~~courtesy~~ of fellow imposed by a burn permit, notify the Fuel Dept Store that you will be burning & oversee the burn until open flames are gone.

You told of his plans for the marina & the loss of the fuel operation. He said due to the waste water management costs that will become effective Oct 1, 1992, operating the marina will become ^{boat} prohibitable, other than the storage facility which we will continue.

He also explained that he, as developer, will hope to sell larger ~~lots~~ with combined sites of 6%. He also explained that the deciding of common area for the expansion of developed sites cannot be decided by the developer alone, but must be done by each owner as to his 2% ownership. ~~And said~~

- Election of Officers - You explained Bill

00453

Elect. Closed

- Upon asked about refueling of our boats -
Procedure it was agreed - that gas
used for personal refueling must be
taken back to their units, and all ^{care} ~~obs~~ ~~er~~ ~~vance~~
given not to contaminate the water.
Moved + secured for a government.

Minutes of last meeting handed out. Clerk
took a few minutes to read. Minutes
accepted & printed unanimously.

Treasurer's Report: handed out, Jim covered
some of the increases in lighting & maintenance,
insurance & laundry & dock construction
costs over run. Gene asked why the
high expense of the Laundry. Gene explained
the work that had to be done to the
pressure line break in the sewage
system & how the cost affected the Laundry.

The Operating Budget for 92-93 was handed
out. Jim explained the line by line
costs, emphasizing those things like
garbage deleted, higher maintenance costs,
the capital improvement areas regarding
the lighting for Boatligger Cove, lighting for
Narrator Bay. The Jim pointed out
the Laundry Budget was figured by
dividing last years cost by the 8
owners, subscribing to the Service thereby
the \$6000 per year. On the boat dock
budget, Jim explained what the 00452
anticipated income & costs will be
for this year. Gene explained the budget
has been passed & approved by the Board
& that is all that is required for
approval.

6/26/92 - Gen. Membership Meeting

- Meeting called to order 1:00 P.M.
- Minutes of last meeting handed out. Each took a few minutes to read. Minutes ^{approved & seconded} accepted & printed unanimously.
- Treasurer's Report handed out, Jim covered some of the increased in Utility & maintenance, insurance & laundry & dock construction costs overrun. Helen asked why the high expense of the Laundry. Gene explained the work that had to be done to the pressure line break in the sewage system & how the cost affected the Laundry.
- The Operating Budget for 92-93 was handed out. Jim explained the line by line costs, emphasizing those things like garbage deleted, higher maintenance costs, the capital improvement areas regarding the lighting for Bowlegger Cove, fitting for Starvation Bay. The Jim pointed out the Laundry Budget was figured by dividing last years cost by the 8 owners, subscribing to the Service through the Co-ops fee. On the boat dock budget, Jim explained what the

- You discussed the quality of the construction of the section of replaced boardwalk in Brocton Cove. Also, pointed out Starvation Bay docks area is probably next on line for repair + replacements. You reminded that the dock fund is intended to cover actual costs + no profit is intended. No further dock questions.

- You asked for discussion regarding the laundry situation. ^{Some asked questions} Any further discussion during future was invited to be directed to any of the Directors. Suggestions were made that the costs for laundry be amortized over a period of years to keep the individual fees down hoping to keep some of the homeowners from dropping out. Jack moved that the Directors ^{be} asked to analyze the possibility of ^{reducing} Reduc. this year's laundry fees by spreading the extra costs over a period of 2 or more yrs. Sec. by Jim Curran. Vote, Unanimous. passed. Also, a weekly rate for homeowners needing it.

- New Business - Garbage, Luu, pointed out the history of the garage pickup in the

out Starvation Bay dock area is probably
kept on line for repair & replacements.

You reminded that the dock fund is
intended to cover actual costs & no profit
is intended. No further dock questions.

- You asked for discussion regarding the
laundry situation. ^{Some asked questions} Any further discussion
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to any of the Directors. Suggestions were
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period of 2 or more yrs. Sec. by Joe
Curran. Vote, Aunim. passed. Also,
a weekly rate for homeowners needing it.

- New Business - Garbage, Lu, pointed out
the history of the garbage pickup in this
area & how loosely it was handled.
Noted the State doesn't allow burning &
burying of garbage service. Lu told
by the new individual can service
available thru N.W. disposal and the
Bd's reasoning for discontinuing garbage

TIMBRSHOR ASSOCIATION

Dr. James B. Payson, Treasurer
191 Borchers Lane, Unit 3
Polson, MT 59860
May 15, 1992

Mr. Louis Borchers
225 Borchers Lane
Polson, MT 59860

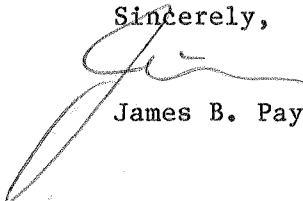
Dear Lou,

The annual general membership meeting of the Timbrshor Association will be held on Saturday, June 20, 1992. The meeting will be held at the lodge at 1:00 p.m. There will be a board of directors meeting at 7:00 p.m. on Friday, June 19 and if you have anything that you wish placed on the general meeting agenda, please contact one of the board members: Lou or Alice Borchers, Gene Lewis, Carl Rountree or myself.

I am enclosing a preliminary agenda and a list of Timbrshor Association members with their last known addresses. If you have any knowledge of address changes, I would be most appreciative if you would inform me. I anticipate a rise in homeowners fees which this year due to increased costs for garbage collection, power, insurance and repair and maintenance.

We have one, and possibly two, boat docks available for lease. If you are interested in a dock, please contact Lou or me.

Sincerely,



James B. Payson, Treasurer

00454

TIMBRSHOR ASSOCIATION
Tentative General Membership Meeting Agenda
June 20, 1992

- I. Call to order.
- II. Minutes of the 1991 General Membership Meeting.
- III. Treasurers Report.
- IV. Election of officers, Chairman and Secretary.
- V. Old Business.
 - A. Boat Docks
 - B. Laundry
- VI. New Business.
 - A. Boat fueling operations.
- VII. Presentation of the 1992-93 budget.
- VIII. Adjournment.