

## BOARD MINUTES JANUARY 15, 2019

1. CALL TO ORDER: Blake Johnson opened the telephonic meeting at 7:01PM MST. In addition to Blake, other Directors present were Dan McCarthy, Doug Rotondi and Sue Roy.
2. MINUTES. The Board reviewed the minutes of October 2, 2018, and upon motion from Dan Novinski and seconded by Dan McCarthy, the minutes were approved by a vote of 4-0 with one abstention.
3. WATER PLAN. Kurt Hafferman joined the call to address the updated Water Plan report that he provided to the Board earlier in the day. Kurt noted that finding well locations that would meet DEQ approval was a much more difficult task than originally contemplated, but his report identified five well locations that are sufficient to serve all 47 developable sites at Timbrshor. He explained that while numerous potential well sites were considered and studied, that the five well sites are the only locations that the DEQ will approve. He asked that he be authorized by the HOA to begin the formal process of submitting the five sites to the DEQ for its approval. The Board advised Kurt that it would need some time to thoroughly review his report and recommendations. A meeting was scheduled for Monday January 21, 2019 to reconvene, discuss, and vote upon Kurt's request.
4. HOA FILES. The Board discussed enhancing the process for maintaining HOA records. Dan Novinski, who is rebuilding the HOA's web site, will be working with former Board members to make sure that documents such as septic and water design plans are well maintained and accessible to members.
5. DESIGN PLANS. RJ and Melody Nelson requested that the Board approve certain work that they planned to do on their house. After discussion of the plans that the Nelson's submitted and upon motion from Sue Roy, which was seconded by Doug Rotondi, the Board unanimously approved the Nelson's plans.
6. INSURANCE. State Farm Insurance has requested that the HOA provide the insurance tender and response from Travelers Insurance pertaining to the Rys Sikora litigation. Upon motion from Dan McCarthy, which was seconded by Sue Roy, the Board approved providing such documents to State Farm subject to the concurrence of the HOA's attorney Rob Erickson.
7. RYS SIKORA LITIGATION. Dan McCarthy noted that earlier in the week that legal counsel representing the HOA provided extensive discovery materials to the Plaintiffs. He noted that the litigation could continue until the Plaintiff's claims are denied by the Court.

8. DOCK WORK. It appears that a small portion of the new dock work may have inadvertently been placed on Rose property. Blake advised that he is working with the Rose's and their representative to try and fix the problem.

9. GROUNDS. Blake provided a grounds report and noted that it will be necessary to take down a tree near the Ammons house that will cost approximately \$3,000.

10. MEETING ADJOURNMENT. Upon motion from Sue Roy, which was seconded by Doug Rotondi, the meeting was adjourned at 8:54 PM MST.