

MINUTES OF THE TELEPHONIC HOA MEETING ON MARCH 24, 2018

WELCOME/ROLL CALL by Jim Cole, Chairman of the Board of Directors of Timbrshor

The meeting was called to order by Jim Cole at 10:05 a.m. MST.

The following members participated: Amy Acher (lot 203); Beth Ammons and Doug Ammons (lot 316); Bill Borchers (lot 426U); Margaret Caraway (lot 408U); Mike and Helen Cobb (lots 418-419 and 403-404U); Jim Cole (lots 308 and 309); Tara Elliot (lot 206); Blake Johnson (lots 401, 421U, 422U, 424U); Nancy Lewis (lot 314); Jack Manning (lot 402 and for FP Ranch LLC Lots 416U, 417U and 429U); Dan McCarthy for Bantry LLC and Beara LLC (Lots 317, 318U, 320U, and 414U); Dennis McCormick for Feierabend (lots 315); Dan Novinski (lot 312); Jim Payson (lot 307); Lorin Peterson (lot 209); Dennis Duty for Tim and Kristen Rose (Lodge and Lot 201); Doug Rotondi (Lot 205) and for Mary Ann Rotondi Lots 205,216,217); Beverly Roundtree (lot 302); Sue and Tom Roy (lot 409); David Schwank (lot 210); Joe Swindlehurst (lot 204); Margaret Tillinghast (lot 311).

BRIEF OVERVIEW OF WATER ISSUES by Jim Cole.

The Memo of February 23, 2018 provided a comprehensive background of the water situation, starting with the 2007 communication with the County, which Jim briefly reviewed for all in attendance. After the completion and approval of the septic system, the HOA Board requested a lifting of the moratorium, per the understanding of the various communications received from the State and County. In the process of issuing its approval for WasteWater, the State made clear its position, requiring the community to address the non-compliant status of the water COSA from 1977. The community has no choice but to move ahead to address the facts that 30 out of the 47 units are non-compliant, and that the State is working aggressively to prohibit the use of surface water.

PROCESS FOR DEVELOPING THE OVERALL WATER PLAN by Kurt Hafferman

Kurt Hafferman of HEI addressed the development of a comprehensive water plan and the process for such. The State has advised that 17 units, those existing prior to the 1977 COSA, are exempt from having to make changes and thus are in compliance; 13 additionally developed lots and 17 undeveloped lots are out of compliance. Thankfully much groundwork was done in the 2015 study by HEI, which considered water rights and possible well locations to avoid crossing water and sewer lines in the event a new water system was required in the future. HEI will work with members to develop an overall plan to include consideration of optimal well locations, connection distance, and avoidance of crossing waste water lines. Kurt also pointed out that wells cannot be too close to drain fields.

The State requires a written water plan to be established resulting in a re-write of the 1977 COSA for water. The plan must consider possible contamination sources for about a mile around the Timbrshor property. Based on his knowledge of the area, Kurt does not think this will be a problem. The plan also must address construction standards, including use of a casing, grout, and drilling within the casing. Any public waste water system (over 15 connections) must be at least 100 feet from a well; variances may be needed and will be addressed in the plan.

The next step is to proceed forward with a plan design for submission to the State. Above ground structures or underground concrete chambers (vaults) will be needed to house the pump systems. The members will need to consider placement of such structures due to impact on common property.

Given the well log Kurt has and knowledge of other wells in the area, he estimates that drilling will be approximately 400 feet. The water rises to the level of the lake and is usually about 90 feet below the surface. Chlorination is not anticipated. Because the water is old, it has bicarbonate in it and as a result is naturally hard as compared to the relatively soft surface lake water.

TIMELINE FOR WATER PLAN DEVELOPMENT by Kurt Hafferman

Kurt advised that once the plan is submitted and approved, the COSA will be re-written, as it was with the waste water system. At that point there will be preliminary discussion with the Enforcement Division of the DEQ about the time requirements for implementation. The State initially discussed the possibility of 5 to 10 years but the Enforcement Division is cutting that time to 3 to 5, perhaps 3, for the 13 developed non-compliant units. When the new units (presently known as undeveloped lots) come on raises questions as to timing, cost sharing, and other such issues. It will be expensive for the first owner that needs to come onto the well system and that owner would need to wait for others to ultimately share in the costs. "Late Comer Agreements" can handle this situation such that others coming onto the system later would pay back the owners who initially pay for the well. Kurt has dealt with this before.

Kurt estimates it will take 250 hours in a span of 4 months to complete the plan. The State has 90 days to approve it and often approves on the 89th day. Thus, it may be September to October before approval is given. Drilling wells can proceed all year round so work can progress as needed.

COMMUNITY COMMENT/QUESTIONS & ANSWER.

Kurt was asked about those who are grandfathered, whether the surface water is safe or should those units consider going on a well. Kurt stated there were no known health problems with the surface water. He does not recommend that the 17 need to go off their present surface water system for health or other reasons.

For the 17 grandfathered units, a question was asked if they could have the plumbing done for connecting to a well, but wait for the actual well construction, in the event such was necessary down the road? Kurt advised that the Water Plan would need to address now the units to be included in the well system.

Could those in the grandfathered 17 units toggle back and forth between surface and well water, so as not to lose the right to use surface water? Surface water could be used as "gray water" for irrigation and well water for inside (human) use. Kurt advised gray water systems could be plumbed in but that the systems would have to be distinctly separate to avoid cross contamination.

As to the hard and soft water questions, it was noted that the surface water is soft and has good quality. As he noted earlier, Kurt advised that the calcium carbonate deposits in the ground water make it very hard compared to the surface water the community is used to.

As to costs, Kurt estimated that the Water Plan would cost \$27,000 and the total construction would be in the range of \$250,000, depending upon the number of wells. Wells serving a larger number will need a redundant well, whereas smaller systems would not. Kurt stated there should be no concern with meeting peak demand in the season as long as the system is not being used for irrigation. There should not be any pressure problems with properly designed and maintained well water systems. The systems will be designed for year round use as compared to the current limitations.

The water rights of individuals, independent from the HOA and community, will be included in the Water Plan. The State is not requiring that all 30 non-compliant get onto the water system now: only the 13 with developed units need to show compliance within a certain time frame (3 to 5 years). The 17 undeveloped, non-compliant units would need to show compliance before building.

Jim Cole advised that the Board needs to know, as stated in the memo of 2/23/18, whether any of the 17 grandfathered units want to be designed into the well system; whether any of the 13 owners of non-compliant developed units would prefer to connect to a well sooner than the 3 to 5 year time frame given by the State; and whether owners of undeveloped lots are planning to develop soon and, if so, in what time frame. The State has advised that once the Water Plan is approved, the moratorium would be lifted; it will not be dependent upon completion of the construction.

Nancy Lewis volunteered to organize communication of the 11 members who presently share the expenses related to maintenance of a pump house and transport lines to their units. While a number of the units are counted among those that are grandfathered, if a few decide to go on the well system, the per unit cost for the remainder to continue to maintain the current allowed surface water system would increase on a per unit basis. After that conversation is complete, Jim Cole will coordinate a call for all 17 grandfathered owners to discuss their next steps, address questions, etc.

Dan McCarthy moved and Jim Payson seconded as follows: "To approve HEI to move forward in developing a system of wells to serve as the community's water plan for the amendment of the 1977 COSA, with the understanding that the final plan shall be subject to a community vote, and that any construction and implementation plan shall likewise be subject to a community vote."

All those participating, as noted in the roll call, and Kimberly Maxwell who sent in her vote electronically before the meeting, voted in favor of the motion.

Jim Cole thanked all for their participation and patience with the process.

The meeting was adjourned at 11:35 a.m. MST.

