

May 8, 2018 Timbrshor Board of Directors Meeting

I. CALL TO ORDER AND OPEN MEETING

Jim Cole called the meeting to order at 6:35 p.m. Attending were Board members Jim Cole, Dan Novinski, Dan McCarthy, Blake Johnson and Doug Rotondi, and Sue Roy.

On motion of Doug Rotondi and seconded by Dan Novinski the minutes of the Board meeting of April 3, 2018, as amended, were approved, 5-0.

II. UPDATE ON RYS-SIKORA LAWSUIT.

Dan McCarthy reported that discovery requests have been served on the Rys-Sikoras. Legal expenses prior to State Farm's assuming the defense will be submitted later to State Farm. Basically unchanged.

WATER SYSTEM PROJECT

The Board discussed the water project and a draft engagement letter prepared by HEI. After discussion, it was agreed that the Board had a fiduciary duty to move forward with a plan that would give all 47 units an option to connect to a groundwater site; only the Board can make legal decisions on behalf of the HOA; the Board's planning needs to be all encompassing; and HEI's role is to prepare an engineering plan pursuant to planning principles developed by the Board. After further discussion, the Board agreed to the planning principles for the project and other changes to HEI's proposed engagement letter, and by a vote of 5-0 authorized Jim Cole to provide such revisions to HEI and to negotiate the final terms of the engagement.

III. GROUNDS

Blake inquired about what should be done with Levi from Thompson Contracting Inc., as much scarring needs to be mitigated. The project was not completed correctly for DF E as it was not protected and someone drove over the drain field. At the past Board meeting the Board approved \$1500 for Big John to proceed with this and other work. Big John was not contacted. Glacial Telemetry and Always Moving will be contacted to determine if there was any damage to DF E.

The area around the garbage cans needs the most work. Jim Payson did not yet have a call back from Levi about this area. About 3 loads of gravel are needed. Also a loop around the upper and lower drain field is needed. Weeds are a huge problem. About 8 hours of spraying is needed. The HOA has the chemicals and equipment. At \$30.00 an hour, the cost is approximately \$240.00. It was noted that the amount of herbicide being used should be on the agenda. Removal of the pinecones and needles would take about 24 hours at a cost of \$1000. The area around the Fordhahls came back nicely, and the seeding around A and B look good, though parts are bare. The next meeting could consider a budget for mowing, weed eating, and spraying and also the use of chemicals.

IV. DOCK

Jim has no update. Normal repair work would be completed. The contractor for the large project would begin this fall. It was reported that Maggie Tillinghast was giving up her slip so the HOA members on the boat list should be contacted. Discussion centered on the size and depth of certain boat slips.

V. WSD.

Sue Roy reported that she is having conversations with members about their interest.

VI. FINANCIAL UPDATE

Dan McCarthy reported that the HOA financials were okay. Two more owners paid for their septic tanks so only two, Karpstein and Tillinghast, had not paid or made arrangements for paying. The reason for the cost of the Tillinghast septic tank, \$6900 in contrast to the average of about \$3500, was discussed. The first bid for Tillinghast's septic tank was \$3500; when all the tanks were rebid, that cost went to \$6900. Jim Cole will talk to Maggie about what she is willing to do.

VII. OPEN ITEMS

Doug Rotondi reported that his and Blake's seats on the Board are up this year at the annual meeting. Doug reported he would like to run again to see the water system completed. Blake stated he would be fine not to run and exist. Nominations will be open for Blake's at-large position. Sue Roy stated that she would be interested.

On motion of Blake Johnson, seconded by Dan Novinski, and approved 5-0, the meeting was adjourned, at 8:35 p.m. MST.