

**2013 Annual Membership meeting
June 30, 3:10 p.m.
Timbrshor Grounds**

Summary of motions –

- Motion to approve minutes from August 2012 special membership meeting – approved by acclimation
- Motion to elect Tom Cox as Chair for another term and Liahna Armstrong as Secretary for a 3 year term approved by acclimation
- Motion to accept treasurer’s report – motion passed unanimously
- Motion to put power in boat yard; Motion passed with one nay by a proxy.
- Motion to approve rules #1-5 passed unanimously with minor amendment to rule 5.
- Motion to approve rules #6-14 passed unanimously.
- Motion to approve alternative version of rule #15 with 25’ requirement and drip line and deck passed unanimously.
- Motion to sustain rule #16 (the building moratorium) passed 29-10.
- Motion to approve rules #18 & 19 passed unanimously.
- Motion to change boat lease from its current language to reflect that the only reason a boat lease can be cancelled is for non-payment of dues. Motion failed, 14 in favor and 22 opposed.

Present: Nancy Lewis, Denise Johnson, Blake Johnson, Steve Karpstein, Lane and Aleta Mead, Evie Fordahl, Ruth Rotondi, Amy Acher, Lauren and Audrey Peterson, Beverly Roundree, Jim Payson, Bill and Brenda Borchers, Mark and Leigh Estivold, Fred and Anne Long, Phil Korell, Kristen Rose, Tom and Caryl Cox, Kimberly Maxwell, Doug Rotondi

Call for proxies: A list of the proxies:

Blake Johnson: 1 from Manning, 4 from McCarthy = 5

Cox: 4 from Cobb, 1 from Caraway, 1 from Ammons, 1 from Armstrong = 7

Rose: 4 from Alice Borchers, 1 from Christine Puckett, 1 from Maggie Tillinghast, 1 from Nichole Michone = 7;

Rotondi: 1 from Swank = 1

Denise Johhson: 1 from Selvig: = 1

= 21 proxies.

Determination of Quorum: 21 shares represented at the meeting, and 21 proxies = 42 shares represented. We have a quorum.

Approval of minutes – minutes from the August 2012 special membership meeting approved by acclimation – no objections.

Election of Chairman and Secretary: Blake nominated Tom Cox as President; no additional nominations. Tom Cox was elected by acclimation; Doug Rotondi nominated

Liahna Armstrong for Secretary, Caryl seconded, no additional nominations. Liahna elected by acclamation;

At large position: Doug Rotondi agreed to serve in at large position – no other nominations. Doug will be appointed at the next Board of Trustees meeting.

Treasurer's report: presented by Blake Johnson. Treasurer Dan McCarthy was not present. See enclosed. Blake made a motion to accept the treasurers report, Jim Payson seconded. Motion passed unanimously.

Bears/trash cans: Tom reminded the members that bears can be a problem this time of year and to please, if possible, refrain from putting trash in bins until Tuesday morning, the day of trash pickup. Jim Payson said that since installing an additional two chains on each trash bin for a total of three chains per trash bin, there have been no bear “break-ins”. Jim said the small trash can by the electric meter near the entrance to the steps to the cove is for aluminum cans which he then donates to the local VFW. Nancy Lewis asked where we can recycle. There are two places: 1. transfer station behind the Jolly Packrat on highway 93 south of Polson and 2. bins on 7th Avenue (Polson) near the sports fields on the south side of the road. Glass can be recycled at Target in Kalispell or Missoula.

Electric Power in the Boatyard: There has been a push by some members for power in the boat yard. This will allow members to wash their boats and provide motion sensitive lights near the storage sheds. We already have one estimate of approximately \$4000 to bring power all the way to the storage sheds. Since one purpose of having power in the boat yard is to be able to power wash boats should a portion of the cost come from the boat dock fund? Are there adequate funds for this? Blake said we are projected to have \$27,000 at the end of the summer.

Nancy Lewis made a motion to bring power to boat yard as economically as possible. Lane Mead seconded.

Additional discussion – who has sheds and where they are; they should all be in the same place. They are situated where the new drain field may be and may have to be moved. Should there be power by the boat ramp? The EPA probably won't allow. Additional sockets on the dock? Tom Cox said the boat dock committee can recommend the best placement for additional sockets. Will bringing electricity to the boat yard impact boat dock fees? Tom Cox said potentially yes.

Nancy Lewis said in light of this she would like to amend her motion to say that the cost of bringing electricity to the boat yard should come from the general fund.

Blake suggested we not specify and allow the board to decide how to pay for the electricity: general fund, boat dock fund, or a combination. Nancy withdrew her amendment. The vote: one proxy opposed, all else in favor. Motion passed.

Use of beach and deck near boat ramp/Grounds: Blake would like to see more use of the common areas, and to work to maintain all common areas – exploit our assets more

fully. Specifically he would like to see more use of the beach area to the west of the boat ramp. Please remember that the western part of that beach belongs to the Roses and to respect that. Ponderosa trees have been planted on the boundary. Kristen Rose: we don't care if people keep their paddle boats there, we can't see them.

There is also additional parking across the street from the Roses' house, where the curb has been removed from the pad for easier access.

Tom suggested we have a cart to carry supplies from the parking area to the boat ramp or boat docks.

Blake also explained how he walks the grounds with Bob Miller to identify trees with mistletoe and talk about placement of pheromone packets. Other topics covered: Steve Valentine and weed control, extension of a sprinkling system.

Amy Acher said it gets muddy where they are and is there gravel for dealing with this? Blake said he will look at it, and to please remind him.

Boat Docks and Slips: Several years ago we got drawings from Hodges for six new slips and the plan was tentatively okayed by Shoreline Protection. The question was how to finance. At the time we discussed financing each slip with one half coming from the boat dock fund and one half from the slip slip user in the form of a loan. The new slip user would not pay the user's boat dock fees over a period of years until most of the investment was covered. Fred Long said he sent a letter about a boat slip waiting list that said first come were first served. At the time it was not clear whether the letter called for people to sign up for new slips or to simply be on a waiting list for existing slips. At that time, there appeared to be no interest in new slips so the topic was not pursued.

Kimberly Maxwell said it wasn't clear that the letter meant both a waiting list and an invitation to invest in a new slip.

Tom Cox asked how many are interested in financing new slips. At least three: Kimberly Maxwell, Steve Karpstein, and ?

Lorin asked about dock repair – the walkway near slips 13 and 14 are damaged, and he offered to repair. Jim Payson said he hadn't yet had a chance to do his annual dock repair but was planning to.

Timbrshor/Refrigerator Rules (see enclosed):

Rules 1-5:

Rule 5 – add “docks”, so it reads: “...all personal belongings and trash from **docks** and beaches upon...”.

Kimberly: if a rule is in the Declaration does it have to be listed with these rules? Tom Cox: some of these rules need to be “refrigerator rules” (e.g. posted on the refrigerator)

so members' guests or renters are aware of them. Also, some members haven't read the Declaration.

Motion to approve rules 1-5 and second – Motion passed unanimously

Rule 7: Kristen Rose asked if this includes lawn mowers and weed eaters? Yes. Steve Karpstein: what is quiet time? Can children play in the evening? Tom Cox: this is an issue of common courtesy. We encourage people to talk with their neighbors if there are issues – the board is not a police force.

Rule 8: 200' is a FWP requirement.

Rule 10: there are two issues: liability, and Shoreline Protection rules which state that permission is required from private property owners.

Rule 13: there was a discussion about the inadequacy of the current swim float. Kristen Rose said they would help subsidize a better one. Mark Estvold said that he had largely subsidized the first float and that it "just disappeared". That float was removed because it was waterlogged and unmanageable.

Flipping the former float is dangerous and righting it was difficult

A new committee was formed to look at replacing the current float: Steve Karpstein, Mark Estvold, Kristen Rose.

Rule 12: In addition, include language stating paddleboats cannot block the ramp.

Rules 6-14 – Nancy Lewis made a motion, Ruth Rotondi seconded – to approve rules 6-14; motion passed unanimously.

Rule 15: The alternative option was considered – Doug Rotondi made the motion, specifying 25' and that the area in question includes drip line and deck. Nancy Lewis seconded to adopt the alternative option. The motion passed unanimously.

Nancy also requested that on the Rules we list the committees and committee members and contact information.

Rule 16: after extensive discussion (rule should be part of public record, make part of by-laws, make part of restrictive covenants) there was a vote on this rule.
Against: Fred Long and Kristen Rose and Kristen's proxies: $1 + 2 + 7 = 10$

For: homeowners with single share: 13
Homeowners with additional shares: 3 (Blake)
Proxies: 13
= 29

Motion to sustain the rule passed.

Update on Drain Fields:

Doug Rotondi summarized where we are with the drain field design in general terms.

Tom Cox provided specifics regarding thoughts and recommendations from Kurt Hafferman on specific drainfields –

Drainfield A: if conventional, will require a large space, probably the entire boat yard. If advanced (e.g. Advantex) will require less space but will require more maintenance.

Drainfield B: will require advanced system subsurface treatment

Drainfield C: too close to McCarthy well – We can ask for variance from county or we, most likely, we will have to move and replace laterals.

Drainfield D: bedrock after 3'. Built in 2002 – Kurt has suggested a rebuild with sand mound. Original design for 6 sites, but if keep at 3-4, then current drainfield is okay, can be grandfathered in.

Drainfield E: A sand mound will be required.

TC: these are mostly replacement drainfields, so we don't need backup drainfields.

There are still questions about where the undeveloped sites will be. Drainfield designs will have to be flexible.

Phil Korell asked what the timeframe is. He said that he has spoken with Alice who said she will go along with whatever is ultimately agreed upon by home owners and county with regard to sites.

What about washhouse? TC: specific houses will be responsible for the washhouse and its grey water.

Continuation of Rules:

It was pointed out that we had not finished considering the rules.

Rule #17 – tabled

Rules #18 & 19: Blake made a motion and Nancy Lewis seconded – Rules passed unanimously;

Additional business (not on agenda):

Fred Long stated his disagreement with the language in the boat lease that states that a boat lease may be cancelled if a member is not in good standing. Tom Cox pointed out this language has been in the lease since 2009. Fred wants the lease language to be amended to say that lease can only be cancelled for non-payment of dues.

Fred made a motion and Kristen Rose seconded to say that the boat lease should reflect that the only reason a boat lease can be cancelled is for non-payment of dues.

Vote in favor of motion:

Individual units

KR: 2

FL: 1

Others: 4

Proxies in favor: KR: 7

Against motion:

Individual units: 9

Proxies opposed: 5 & 7 (Blake and Coxes) = 12

Additional shares: 3 (Blake)

Tally:

For motion: 14

Opposed: 22

Motion failed –

Jim Payson moved to adjourn 6:00 p.m. or maybe 6:30, who knows?

Respectfully submitted for Doug Rotondi and/or Liahna Armstrong –

Caryl Cox