

TIMBRORSHOR BOARD OF DIRECTORS MEETING APRIL 3, 2018

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, Doug Rotondi, and Sue Roy.

On motion of Doug Rotondi and seconded by Dan Novinski, the minutes of the Board meeting on March 13, 2018 were approved, 5-0.

II. RYS-SIKORA LAWSUIT.

Service of the suit was updated and it was agreed to post the Answer and Counterclaim.

III. WATER SYSTEM UPDATE by Jim Cole and others.

On Motion of Dan Novinski and seconded by Blake Johnson, the minutes of the telephonic general meeting of the members on March 24, 2018 were approved as amended (President to Chairman).

Jim reported that the feedback has been positive from holding the telephonic meeting and for the direction in future planning for a water system. Kurt Hafferman of HEI advised he is extremely busy right now due to weather-caused delays on other projects. The Board will consider Kurt's recent submittal for the Water Plan and recognized that additional details are necessary for drafting the contract with HEI.

Sue Roy volunteered to serve as the point person with Kurt to funnel questions from members and will copy Board members on all communications. On the suggestion of Dan McCarthy, Sue agreed to conduct an unofficial poll of members to determine what they want to do regarding the questions outlined in the Memo of February 23, 2018 and the minutes of the telephonic meeting. Kurt will need this information for the Water Plan and for cost estimates.

IV. GROUND UPDATE by Blake Johnson

Blake inquired as to the situation with the drain field contractor, i.e. whether he would come back to undertake the remediation work. Jim reported that he has discussed the matter with Levi from Thompson Contracting Inc., who will do the requested remediation work however at a cost, albeit reasonable. It appeared that Levi's estimate was about half (\$2,000) of that of Big John's (\$3400), for the largest project around the garbage can area. Blake will discuss the project with both contractors. The specific work needed on the other, smaller projects was discussed. That work will need to wait until funds become available. The possibility of borrowing from the dock fund was raised but only for the most critical rehabilitation projects.

Blake expressed some concern about whether Levi would do the work properly unless someone was present to supervise. Jim mentioned that Jim Payson will be at Timbrshor on April 19th. Blake may also try to be in Montana in April. Due to recent snow, the work cannot yet be undertaken at this time.

IV. DOCK UPDATE by Jim Cole

Additional funds are necessary to undertake the three phases of the work needed for the major refurbishment of the docks. Phase One involves the walkway from the sundeck to the boat slip area. The underlying infrastructure has rotted, so that the surface boards can no longer be safely attached. After reviewing the bids, Jim will move ahead with negotiating a contract with Hodges for the Board to consider. The Hodges bid of \$20,000 for this work will be increased, probably in the \$30,000 range, due

to delaying the work until the fall. The estimate for Phase Two, involving the sun deck area, will probably increase from \$15,000 to \$20,000 or more.

Dan McCarthy reported that the dock fund contains \$56,426. The need for fee increases for the slips was discussed, as not only are the fees below market value but also the community is facing a major refurbishment project. If the present fee schedule is maintained, the fund will be approximately \$64,000 after this year's rental fees are received. The disparity in the size, location and quality of the slips was raised. After several options were considered, Blake Johnson moved and Dan Novinski seconded that the fees for boat slips be increased to \$500 and increased for the PWC to \$250. The motion was passed 5-0. It was decided that next year the fees will increase to \$600 and \$300 for boats and PWC respectively, but would be subject to a vote at that time.

The leases should be sent to Dan Novinski and the fees to Dan McCarthy.

V. WATER SEWER DISTRICT UPDATE by Doug Rotondi and Sue Roy

The deadline for filing for election as a board member for the WSD was February 12, 2018. The next step would be for interested members of the community to send a letter of interest and intent to the County Commissioners. Sue Roy will talk to the former WSD board members to determine if any of them are interested. It was agreed that the whole community should be advised about the purpose, intent, and function of a WSD and the pros and cons should be considered at the annual meeting. There are no time restrictions.

VI. FINANCIAL UPDATE by Dan McCarthy

Dan previously provided a financial update to the Board showing recent expenses and a balance in the general fund of \$7,563.53. The outstanding balances for the septic tanks are: Acher (\$3100); Fordahl (\$3,200), Tillinghast (\$6,900), and Karpstein (\$3750). The Estvolds are providing security services to work off their septic tank expense of \$3552. It was agreed that the Board would send a note (drafted by Dan) to those owners encouraging them to pay.

Dan suggested that the Board again consider whether it might be appropriate to ask all of the owners on DF B to consider sharing Tillinghast's expense, since any of those units could have been required to move to DF A. It was agreed that Jim Cole would check with Kurt on the issue and prepare a note to those owners explaining the situation and encouraging them to consider possibly sharing the costs. Discussion ensued as to whether it was too late to approach the others on DF B with such a request. It was pointed out that if such a request had been done earlier, the request would have been seamless with the request to others as part of the project. Dan Novinski will talk to the other homeowners on DF B.

VII. OPEN ITEMS

A concerted effort is needed to obtain the User Agreements for the drain fields. Rob Erickson will have a blank copy. Jim volunteered to be the point person for this task.

The annual meeting is set for June 30, 2018 to begin at 10:00 a.m. at the Red Lion. Sue Roy has reserved a conference room (\$125) with access for all, a speakerphone (\$25) and a sound system and wireless microphone (\$50). Jim will assist with setting up the conference call bridge. Jim proposed that, after the general meeting, a workday be held, followed by a potluck. Jim Payson will be asked about projects, including debris removal, which could be undertaken.

On motion of Blake Johnson and seconded by Dan McCarthy, the meeting was closed at 8:00 p.m.

