

TIMBRSHOR ASSOCIATION ANNUAL MEETING
June 27, 2015 AT 9:00AM
KwaTukNuk

Call to order:

Present: Lane and Aleta Mead, Evie Fordahl, Blake Johnson, Tom and Sue Roy, Dennis Duty, Kurt and Kathy Hafferman, Jim Cole, Jim Payson, Adam Rys-Sikora, Dan McCarthy, Tom and Ann Brooke, Nancy Lewis and Bob Wight, Beverly Rountree, Carl and Rachel Ammons, Bill Borchers, Audrey and Lorin Peterson, Tom and Caryl Cox

Calling in: Ruth Rotondi, Liahna Armstrong, Dan Novinski, Mike Cobb

Presentation of Proxies:

Coxes for Mike Sand, Kimberly Maxwell, David Schwank, Ruth Rotondi¹
Dan Novinski for Maggie Tillinghast, Steve Karpstein
Jim Cole for Jill Nichols
Meads for Amy Acher
Dennis R. Duty for Tim Rose (Power of Attorney)
Adam Rys-Sikora for Larry Walters

Determination of Quorum – It was established that a quorum of members and proxies was present. Thirty-nine out of 50 members or proxies were counted.

Announcements:

- Please be sure all three chains on garbage cans are fastened to keep the bears out.
- A mountain lion has been sighted multiple times nearby, use caution.
- The swim float is completed, thank you Doug Rotondi, Tom Cox, and others who assisted.

Minutes: Tom Roy moved and Nancy Lewis seconded to approve minutes from last year. The motion passed with Adam Rys-Sikora and Larry Walters voting nay. Adam said that today's meeting was not properly noticed according to the by-laws.

Two at large members: Doug Rotondi and Blake Johnson have both agreed to run for another term on the board. Tom asked if there were any additional volunteers interested in these positions. There were none. Sue Roy suggested that if board members did not run again it would prompt others to step in and suggested that we need new blood. Blake said there have been three new board members since Tom Cox's tenure. Tom said next year there would be more opportunity as the Chair and Secretary positions will be up. Jim Cole said he would be

¹ [Ruth requested the Coxes serve as proxies even though she called in, as she left the meeting intermittently.](#)

willing to serve on the board next year. Nancy Lewis suggested creating a nominating committee; Tom Cox suggested establishing an apprentice system.

Vote: 100% in favor of Blake serving another term; 100% in favor of Doug serving another term.

Treasurer's Report:

Dan presented expenses and revenue for the last fiscal year. Most of the nearly 100K we have in the bank is earmarked either for the septic system or the boat docks, we have very little left for general fund use, and we are spending more than we are taking in. Based on past spending we need to increase revenue by approximately \$14,000, either by increasing dues at same proportional rate for developed vs. undeveloped lots (78/22 split) or creating fees for parking.

There was general discussion about charging for parking and storage. One perspective is that increases in revenue should be borne by all, not just those using space for parking and/or storage. Also, it is premature to assess storage capacity around the Drainfield A area as we don't yet know how much space will remain available for parking/storage until after the new drainfield is installed. See below for further discussion.

Annual Picnic: Tom asked if there was interest in the annual picnic and if so when should we schedule it? There was no response so the annual picnic was not scheduled.

Drainfield Plan: Kurt Hafferman provided an overview of the drainfield design process to date and what additional steps are necessary. He then summarized the particulars for each drainfield A-F. There was general discussion about relevant design criteria, a brief summary of the "do not develop" list as it pertains to schedule, and margin of safety. Kurt said the design needs to be in consideration of maximum use.

Questions and General Discussion:

- If DF B goes to level 2 can we eliminate DF F? No.
- Is there any way to make DF E less expensive? Kurt: we've looked at all possible permutations, no.
- We have three households with no drainfield coverage, and must have their septic tanks pumped – Roses, Johnson, Manning. Will they be on DF E? Johnson and Manning will be on DF E, Roses on DF A.
- For DF D, if we add one lateral there will be a total of 4 laterals – is that sufficient for 5 houses? Yes.
- How much room will be available for boat storage around DF A? Parking and storage will be limited, and there needs to be sufficient room for ingress and egress with boats. Kurt says that design of DF A will depend on how much room we want to retain for boat storage.
- Will sheds and boats need to be removed for construction? Kurt: I will stake out the construction area.
- Paying more for level 2 construction on DF A ensures space for some storage and parking, and thus the cost should be borne by everyone.

- Did we investigate purchasing and easement across Dan Novinski's cherry orchard a placing DF there? Kurt: yes, too far away.
- Process: After approval from DEQ we need to obtain construction permits from the County and then bid out – select lowest most responsible bid. Probably 3-5 contractors will submit bids.
- Construction start date: possibly mid-September. Full focus will be on DFs A and F. DFs C and D are one day jobs. DFs E and B will probably be in the spring.
- Kurt will provide specs to each homeowners, assessing health of septic tanks, sewer lines, any individual problems will have to be dealt with before hooking up with new drainfields. People with undeveloped lots will be responsible for hooking up with common lines.
- Laundry unit will go away.
- So far Adam Rys-Sikora has indicated he doesn't want to be included in septic plan; others may choose to opt out of plan.
- Subdivision approval must include all lots on the septic plan. Homeowners who opt out and choose to come back in at a later date will have to pay all expenses related to getting approvals from the County, the State, and the homeowners plus all construction expenses.
- Kurt needs to know within 30 days from today who is opting in or out.
- If progress goes as planned, first payment to contractor will be due November 1st, 2015, last payment to contractor will be due June 1st, 2016.
- Drainfield User Agreement not in final form – when completed, each homeowner will sign remit \$1000 per unit as part of the cost of construction. County requires everyone on level 2 systems (DFs A and E) to sign user agreement with acknowledgement of level 2 on deeds. Since we will collectively all own all drainfields, it is possible that all homeowners may be subject to level 2 deed restrictions. This will be clarified with the County.
- As a matter of enforcement will we have to attach the costs of maintenance of drainfields to our property taxes? The state says we may have to resurrect the Water Sewer District. The cost of maintaining the drainfields would be about \$188/year per homeowner/share. With an active WSD that would be included in our property taxes.

Kurt provided overview of other considerations. Non-degradation studies are being conducted for new drainfields which will inform the final DF plan. DEQ needs to review the subdivision rewrite (COSA) in addition to the septic plan.

Adam Rys-Sikora spoke with Emily Gillespie of DEQ and passed around a letter written by her addressing technical issues pertaining to the non-deg analysis. Adam said that he owns DF D and his needs and ownership are not being considered. He wants to separate from the HOA. Kurt said Emily's letter contains nothing unusual, that we need to rewrite the subdivision agreement for septic only at this time, and that any problems with the non-deg analysis can be addressed.

Questions and General Discussion:

- Do we need approval from EPA like Polson does? No – Polson is a municipality

- Kurt is well aware of the issues with the water compact. We must be careful not to cross water and sewer lines, therefore he would appreciate it if everyone must look at the map to determine if placement of lines is correct.
- We have enough water rights for the entire subdivision, but we currently exceed the three approved points of diversion. There are also additional individual water rights. The State says we can delay revising the water plan until the water compact is resolved. We have a water right for 39 homes plus additional individual rights.

Value in Ground: What is reasonable compensation for homeowners on drainfields C and D? They are still viable with approximately half their lives remaining. What is a reasonable assumption for the life of a drainfield? Kurt says an average of 25 years is a reasonable assumption, with some components lasting longer, some shorter. Our partial use of drainfields is not factored into this assumption, therefore we could increase the projected lifetime of drainfields C and D to 35 years. The “value in the ground” shall be determined by (1) the HOA’s consulting engineer calculating what it would cost to construct drain fields C and D in the present time; (2) reducing such costs based on the applicable years of use utilizing a depreciation period of 35 years as opposed to the normal depreciation period of 25 years for actual costs (which would be very difficult to determine); and (3) the resulting number divided by the number of applicable users to arrive at an individual “value in the ground” number.

Tom Roy moved and Jim Cole seconded a motion to approve the “value in the ground” calculation with the assumption of a lifespan for drainfields C and D to be 35 years.

Vote: individual shares voting yea: 9
 Multiple shares voting yea: 18
 Proxies voting yea: 9
 Brookes/Lewis abstained
 Total shares voting yea: 36
 Nays???

Timbrshor Website is in the process of being transferred from Stephie Isbell to Timbrshor. Homeowners will be notified when that is complete. We will likely set up a single user name and password for everyone to simplify use.

Parking Committee: Tom Roy is Chair. After the drainfields are laid out, the parking committee will determine those areas where parking is possible. This information is important for renters and guests. There may be less common area for parking so please remove any stuff in the parking areas that is not being used. Because of how dry it is we should not be parking in the grass; there is too much potential for grass fires. Also, fireworks not allowed by the County because of fire danger. Fireworks are never allowed on Timbrshor grounds.

Should we do community survey to see what parking needs are? Should there be user fees for parking? General consensus was that it is too complicated to assess user fees for the different types of uses on common property (boat storage, storage sheds, extra vehicles), therefore we should consider just raising annual fees for everyone.

Increase in annual homeowner fees:

Blake Johnson moved and Jim Payson seconded a motion to increase the annual homeowner dues to \$1000 for developed lots and \$400 for undeveloped lots.

Comment: Much of our spending over budget is due to the expense of the drainfields, and we won't have those expenses after this year. Therefore we should revisit this increase in dues at the next annual meeting.

Dan moved and Nancy seconded that we amend Blake's motion and reconsider the dues increase at the next membership meeting.

Question: is the amount we've allocated for grounds sufficient? Blake: yes.

Vote: yea: 36

Nay: 3

Motion passed

Additional Items:

Blake Johnson: The Roses offered to extend their sprinkling system east onto common property. The landscaper can install it in July – it will require a machine and approximately 8 hours. General consensus was to maintain the summertime building moratorium and install it in the fall.

Sue Roy: Renters are keeping dogs in kennels and they bark constantly – Liahna will see that the issue is resolved. Sue moved and Mike Cobb seconded to not allow animals to be kenneled outside and for dogs to be on a leash. Since a leash law is in the Covenants the Motion was amended to not allow animals to be kenneled outside. The motion passed unanimously. Liahna pointed out that the tenants would like to be talked to directly.

Adjourn - noon