

TIMBRSHOR BOARD OF DIRECTORS MEETING (draft)

December 12, 2017

I. CALL TO ORDER AND OPEN MEETING

- Jim Cole called the meeting to order at 6:37 p.m.
- Board Members attending: Jim Cole, Dan McCarthy, Dan Novinski, and Blake Johnson. Sue Roy also attended.
- On motion of Blake Johnson and seconded by Dan Novinski, the minutes of the November 14, 2017 Board Meeting were approved as amended by a 3-0 vote. Dan McCarthy abstained since he was not able to be present at that meeting.

II. DRAIN FIELD PROJECT UPDATE

- Jim Cole reported that the HOA has completed its work and contract obligations with TCI and HEI. At present, future invoices from these contractors are not expected.
- Jim spoke with Kurt Hafferman from HEI about the process for securing approvals from the State and County. The Montana Department of Environmental Quality (DEQ) has reviewed the plans, as built drawings, and engineers statements. These documents are acceptable with no modifications to the wastewater COSA. As soon as Emily Gillespie sends the DEQ's letter verifying the acceptance, to the engineer, the County will accept the State's approval. The timing of receipt of this letter from DEQ is unknown at present.
- Jim was informed, however, not to expect a letter from the County reversing its writings of 2007 and 2009. Discussion ensued that without a formal letter from the County, the HOA may not know if any issues remain regarding the wastewater system until a homeowner applies for a permit for construction or expansion. Dan McCarthy recommended that, as soon as the DEQ issues its letter and after review of the letter by the Board, the Board may want to request Rob Erickson to draft a letter to the County stating the corrections made by the HOA, in response to the County's letters of 2007 and 2009, have been accepted and that the understanding is that the moratorium has been lifted.
- Jim Cole will forward to the Board the May email from the State DEQ mentioning a concern with the water distribution. It was decided that the HOA, through Kurt Hafferman, would continue to hold off responding to that email at this time. First, the explicit approval of the wastewater (drain field and septic systems) needs to be confirmed.

III. GROUNDS UPDATE

- Blake reported that John Durendorf has not been back to Timbrshor to access the needed clean up and rock movement work. Blake expects that John should be able to provide an estimate soon, hopefully by the January Board meeting. As soon as Blake receives the itemized estimate from John, he will forward it to the Board. Contracting for the work will depend upon the HOA budget. Jim Cole reported that the snow plow tore up the layer of fill on the sunken area by the trash cans.
- Blake also noted that proceeding with tree removal and other forestry projects will also depend upon the budget. The tree by the Ammons place is the most expensive tree removal project. It is expected that the Ammons will be paying for that removal. Based on earlier communications with them.
- Blake reported that it is difficult to obtain specific reports from Steve Valentine regarding his security visits. It was decided to approach Mark Estvold about handling the security checks and, by doing so, Estvolds would receive credit toward the outstanding septic tank replacement expense.

IV. DOCK UPDATE

- Jim Cole reported that he had received a second bid for the dock work from Dock Master and is expecting a third bid from Hodges. At most the expense would be \$38,000; the priority is work along the wall.

V. FINANCIAL UPDATE

- Dan McCarthy reviewed the current financials as set forth in his December 10, 2017 email. If the projected expenses hold, the HOA would have a deficit of approximately \$2,300.00 as a result of anticipated general expenses. The only possible area for reduction of expenses is with Great Northern for the security checks by having those performed by a year round resident. .
- As to remaining tank payments, one is expected from the Fordhals in the amount of \$3,000,00. Steve Karpstein advised that he cannot make any payment at this time. Bev Roundtree, Maggie Tillinghast, and Mark Estvold have not been approached about their tank payments.
- The timeliness of a collection action for the Rys-Sikora drain field assessment will be reviewed by Rob Erickson.
- The County sent an email, which Jim Cole will forward, about the Water Sewer District and a possible May election. Sue Roy will contact the County to obtain the particulars. Discussion ensued about resurrecting the WSD so the County would assess, as taxes, costs related to the drain field system. The HOA Board would need to convey to the WSD the right and license to administer the system. Legal expenses would be necessary.

VI. OPEN ITEMS

- Dan Novinski reviewed the present web site security arrangements with GoDaddy (presently there are none), which would involve a \$60.00 a year fee on a 3 year basis to obtain the needed security. Dan also introduced the Board to an alternative site which would be a free arrangement with NextDoor; it has password protection but, by allowing emails and postings without oversight, may not fulfill the HOA needs. It was decided to stay with Go Daddy and purchase the site security.

MEETING ADJOURNMENT

On motion of Dan Novinski and seconded by Blake Johnson, the meeting was adjourned at 7:30 p.m. The next meeting is scheduled for January 9th at 6:30.