

Minutes of June 10, 2019 Meeting of Board of Directors

Call to Order- A telephonic meeting of the Board of Directors of Timbrshor Association was held on June 10, 2019. The meeting started at 7:08 PM Montana time and all members of the Board were present.

Approval of Minutes- The Board discussed the minutes of April 2, 2019 and upon motion by Dan Novinski, which was seconded by Doug Rotondi, the Board approved the minutes by a vote of 5-0.

Water Plan- The Board discussed the draft water report that HEI had provided a few hours before the meeting. It was agreed that in preparing a final report for the Annual Meeting that HEI should be asked if there are any other significant costs that the Association should be aware of in relation to HEI's decision to combine wells 5 and 9, and that it would be helpful if HEI could provide cost estimates of a hypothetical phasing plan for wells 5 and 9 where half of the units would participate in the earliest construction of a well and the other half would wait until a later time. This would allow members to gauge the approximate costs of participating in the earliest stages of that well construction.

Water Well Users' Agreement- The Board discussed the latest draft of the Water Well Users' Agreement ("Agreement") prepared by the HOA's attorney Rob Erickson, and upon motion by Dan Novinski, which was seconded by Doug Rotondi, the Agreement was approved by a vote of 4-1. The Agreement will be reviewed at the Annual Meeting and if further changes are suggested by members they will be considered by the Board.

Treasurer's Report- The Board discussed the Treasurer's Report for 2018/19 and upon motions by Doug Rotondi and Sue Roy, which were seconded by Dan Novinski, by a vote of 5-0 the Board accepted the report and approved: (1) an assessment of \$745 on all 47 existing and developable sites; (2) 2019/2020 dues of \$800 for developed units and \$310 for undeveloped units; and (3) the 2019/2020 budget with the proviso that miscellaneous expenses should be spent on grounds projects. The Board also authorized Dan McCarthy to release the Treasurer's Report to the Karpstein's in connection with the pending sale of their unit.

Dock Committee Report- The Board discussed the Dock Committee Report and agreed that it would be appropriate to get input from all members at the Annual Meeting before making decisions on the various options and slip fees for 2020.

Agenda for Annual Meeting- The Board discussed the agenda for the Annual Meeting and Sue Roy will try and line up a Notary to be present at the meeting so that members may sign their septic agreements.

Elections- Dan Novinski (Secretary) and Blake Johnson (Chairman) both indicated that they plan to stand for reelection at the Annual Meeting for their respective director and officer positions.

Adjournment- Upon motion from Sue Roy, which was seconded by Doug Rotondi, the meeting was adjourned at 8:25PM.