

MINUTES OF AUGUST 21, 2019 MEETING OF BOARD OF DIRECTORS (Draft)

Call to Order- A telephonic meeting of the Board of Directors of Timbrshor Association was held on August 21, 2019. The meeting started at 6:05 PM Montana time and all members of the Board were present except Doug Rotondi.

Approval of Minutes- The Board discussed the minutes of June 10, 2019 and upon motion from Sue Roy which was seconded by Dan McCarthy the minutes were unanimously approved.

Rys Sikora Settlement- Dan McCarthy briefed the Board on the settlement with Rys Sikora. Dan noted that the HOA would recover its entire claim of \$16,894 and avoid any future litigation costs which were estimated to be approximately \$5,000 for the next fiscal year. He also noted that the HOA's lawyers have recommended that the settlement be approved. After discussion, the settlement was unanimously approved with the proviso that Rob Erickson was authorized to approve various drafting changes to the agreement.

Water Plan- The Board discussed the water plan and agreed that it would be helpful to set up a meeting with HEI to agree upon a schedule for the completion of all outstanding items. The Board also agreed that if any member fails to pay the assessment then they need to be removed from the plan.

Setback Waiver- Dan Novinski asked, and the Board approved, to change the setback from 20 feet to 5 feet. Dan's future building site will be on his property. This matter will need to be approved by the county. The Board discussed the legal issue pertaining to the setback (i.e. whether the consent of all members was necessary), and determined that because there would be no harm to the Association and the Association would be receiving a valuable well location in return, that it was in the best interests of the Association to approve the setback waiver. The matter was approved on a vote of 3-0 with Dan Novinski abstaining from the vote.

Dock Report- Blake provided the Board with a report on building plans for the docks and indicated that he would be providing all Directors with the plan prepared by the Dock Committee.

Rules- Blake discussed the need to update the refrigerator rules at the next Annual Meeting, and there was a general discussion on the need to ultimately look at updating the HOA's governing documents when there are adequate funds to support that project.

Adjournment- Upon motion from Dan McCarthy which was seconded by Sue Roy, the meeting was adjourned at 6:50PM.