

MINUTES OF NOVEMBER 11, 2019 MEETING OF BOARD OF DIRECTORS

Call to Order- A telephonic meeting of the Board of Directors of Timbrshor Association was held on November 11, 2019. The meeting started at 6:07 PM Montana time and all members of the Board were present.

Approval of Minutes- The Board discussed the minutes of October 21, 2019 and upon motion from Sue Roy, which was seconded by Doug Rotondi, the minutes were unanimously approved.

Water Plan- Dan McCarthy provided a short report on the status of the Water Plan. He noted that, after much prodding, HEI finally made its initial MDEQ water plan filing on October 30, 2019 and that all Board members had received a copy. Dan Novinski noted that the filing is on the HOA's web site. Dan noted that HEI's filing is essentially what was presented at the 2019 Annual Meeting with the addition of another possible well site from Dan Novinski (that is dependent upon Dan Novinski securing a variance from Lake County). Dan noted that if Dan Novinski's well site is ultimately added to the plan, that there would be overall cost savings that HEI has been requested to quantify. Dan noted that he had spoken with Emily Gillespie, who is leading the MDEQ review, and that Emily advised that once she has reviewed HEI's filing she will provide to HEI and the Association a schedule for completing remaining items. Dan noted that Emily is open to having a group telephone call with HEI and all Board members after she releases that schedule to discuss any open issues and questions.

Water Well Users Agreement- Dan McCarthy requested that the Board approve the revised Water Well User Agreement that the Association's attorney, Rob Erickson, provided on November 1, 2019. Dan noted that Rob had been provided with proposed edits and comments from Jack Manning and Sue Roy. Dan also noted that, per a request at the 2019 Annual Meeting, that Jack Manning and his firm looked into two issues (the interest rate for late subscribers and super majority amendment). Jack recommended that the Association not "punish" late subscribers with a high interest rate, and that a simple "majority" be the standard for amending the Agreement. Sue Roy raised some additional issues a few hours before the meeting that the Board determined would be better considered at a later date so that they could be more fully evaluated. A tentative date to consider any additional Agreement issues was set for November 25, 2019 at 6:00 PM Montana time. Upon motion from Dan McCarthy, which was seconded by Dan Novinski, the revised Water Well Users Agreement was approved by a vote of 4-1.

Lot Development Policies- Dan McCarthy noted that, after discussions with Rob Erickson and Blake, that it would be in the Association's interests to adopt Lot Development Policies that would help protect the HOA from any misguided claims pertaining to responsibilities of the defunct Developer (Borchers of Finley Point), and to help lot owners understand what they need to do to develop their lots once the building moratorium is lifted. Upon motion from Dan McCarthy, which was

seconded by Dan Novinski, the Board approved the Lot Development Policies by a vote of 4-0 with 1 abstention.

Docks- Blake provided the Board with a report on the work that the Dock Committee is doing. Blake noted that the Committee would like to engage Carstens Surveying to prepare some drawings and other matters that could be used to secure any necessary approvals from the County and CSKT. Blake explained that the Committee is seeking the following amounts: \$750 for a base map; \$120 for County discovery session; and approximately \$700 for additional support work from Carstens. Upon motion from Blake, which was seconded by Doug Rotondi, the Board unanimously approved the aforementioned funding request.

Miscellaneous- Dan noted that only one member, Mark Estvold, had yet to pay 2019/20 dues, and that Adam Rys Sikora was the only member who did not pay the Water Plan assessment. Dan also noted that the Association's financial position had improved with approximately \$96,000 in the bank (with \$60,000 earmarked for the Dock Fund). Blake noted that Maryann Rotondi is looking into the possibility of adding her second unit to the community septic system. He explained that she would have to pay the same fee as paid by other subscribers (approximately \$11,500) and be responsible for HEI's costs.

Ajournment- Upon motion from Doug Rotondi, which was seconded by Sue Roy, the meeting was adjourned at 7:27PM.