

## MINUTES OF MARCH 3, 2020 MEETING OF BOARD OF DIRECTORS (DRAFT)

Call to Order: A telephonic meeting of the Board of Directors of Timbrshor Association was held on March 3, 2020. The meeting started at 6:05PM Montana time and all members of the Board were present.

Approval of Minutes: The Board discussed the minutes of November 11, 2019 and upon motion from Sue Roy, which was seconded by Dan Novinski, the minutes were unanimously approved.

Water Well Users Agreement: Upon motion from Dan McCarthy, which was seconded by Dan Novinski, the Board approved the following motion by a vote of 4 in favor and 1 abstention: Following last year's Annual Meeting the Board and the HOA's attorney, Rob Erickson, received input on the proposed Agreement from a number of members, including Jack Manning and Sue and Tom Roy; based on that input, Rob produced a series of draft agreements for Board review that culminated in an updated final Agreement on February 23, 2020 (except in the second sentence of Para. 4 (b) delete the language "initially participating Members" and replace it with " Initial Participating Well Group Members"); throughout the process Rob and a majority of the Board have sought to carefully follow HOA authority and produce an Agreement that treats all members in a fair and equal fashion in accessing a

ground water source on common property; that after eight months of consideration and discussion it's appropriate to now approve that Agreement so that it may be placed on the HOA's web site for review by all members; with the understanding that the Agreement remains subject to further edits based on any additional comments from members and/or any issues that may be raised by the MDEQ.

Dock Work: Blake Johnson briefed the Board on the status of three dock projects that have been undertaken by the Dock Committee under the leadership of Jim Cole including legal advice provided by Rob Erickson, and after reviewing the proposed contracts, updated costs, funding sources and legal advice, upon motion by Dan McCarthy, which was seconded by Dan Novinski, the Board unanimously approved the three projects and authorized Blake to sign the three contracts that would result in: (1) the remediation of the walkway at a cost of approximately \$5,564 (paid entirely by Dock Fund); (2) refurbishment of the sun deck at a cost of approximately \$29,597 (paid one half by Dock Fund and one half by General Fund); and seawall repair at a cost of approximately \$5-6,000 (paid entirely by Dock Fund).

Water Plan: HEI provided the Board with a short written report on the status of the water plan. Dan McCarthy noted that HEI's recent attention to the water plan had been lacking; that information that HEI had

promised to deliver to the MDEQ by mid-January was still outstanding; and that such situation was preventing the MDEQ from considering the HOA's three proposed well locations. Dan noted that since Kurt Hafferman had recently indicated that he had taken on a significant project in Libby and was planning to retire once the Libby project was completed, that it may be in the HOA's interests to consider retaining a new engineer to support the water project on both a short term and long term basis. Doug Rotondi volunteered to talk with Kurt about his support of the project, and to begin gathering information on other potential engineering companies.

**Slip Fees:** Dan Novinski indicated that he planned to send out the annual slip leases soon and raised the issue of slip fees; after discussion and upon motion from Sue Roy, which was seconded by Doug Rotondi, the Board unanimously approved slip fees for 2020 at \$600 for boats and \$300 for personal water crafts.

**Annual Meeting:** The Board discussed holding a short Annual Meeting on June 20<sup>th</sup> and a more extensive follow-up meeting on July 25<sup>th</sup> when most members could be physically present.

**Adjournment:** Upon motion from Sue Roy, which was seconded by Doug Rotondi, the meeting was adjourned at 7:02PM.