

MINUTES OF HOA ANNUAL MEETING
JUNE 27, 2020
DRAFT

CALL TO ORDER- Blake Johnson called the meeting to order at 10:05AM MST.

QUORUM- Dan Novinski advised that a quorum existed for the meeting. The following members were present either in person via Zoom audio/video technology or by proxy: Johnson (4), McCarthy (4), Novinski (1), Roy (1), Michione (1), Estvold (1), Payson (1), Brooke/Lewis (1), Duty/Rose (2), Peterson (1), Swindlehurst (1), Fordahl (1), Ault (1), Cobb (4), Maxwell (1), Acher (1), Schwank (1), Nelson (1), Cox (1), Cole (2), Elliott/Giarrapulo (1), Borchers (1), Manning (4), Tillinghast (1), Selvig/Nichols (1), Peterson (1) and Mead (1).

APPROVAL OF MINUTES- Blake asked if anyone had any comments of changes to the Annual Meeting minutes of June 22, 2019 that had been posted to the HOA web site. Upon hearing that there were no comments or changes, Blake moved and Dan McCarthy seconded that the minutes be approved. By a show of hands, the minutes were unanimously approved.

WATER PLAN- Dan McCarthy noted that a report on the water plan had been posted to the HOA web site and briefly addressed the following points: (1) Per the MDEQ's approval of well sites in a letter dated April 15, 2020 that is on the HOA web site, the water plan will essentially consist of Well 4 for all units in the upper section; combined Wells 5&9 for all units in the lower section; and the McCarthy Well for the McCarthy units; (2) updated cost estimates from HEI had been posted to the HOA web site and show unit costs of \$10,953 for Well 4, \$11,646 for Wells 5&9, and \$ 9,578.25 for McCarthy Well; and (3) a draft of HEI's Final Design had been posted to the HOA web site; and (4) that while the remaining deliverables from HEI (obtaining final approval from the MDEQ; amending the COSA; and arranging for the removal of the building moratorium) could possibly be completed in 5-6 months, that based upon past experience it's likely that the process will drag on longer than HEI's time estimates. After responding to a number of questions, Dan concluded his report.

DOCK REPORT- Jim Cole noted that a report on dock and walkway improvements had been posted to the HOA web site and briefly addressed the following points: (1) that the Dock Committee had spent an enormous amount of time and effort in securing all the necessary permits from the Army Corp of Engineers, Lake County and the CSKT; (2) that this season's work was successfully completed before the building moratorium period; and (3) that the Dock Committee anticipates the need for additional work next season and will advise the Board accordingly once it has developed a detailed plan and budget. After responding to a number of questions, Jim concluded his report.

GROUNDS REPORT- Blake noted that a report on grounds work had been posted to the HOA web site and briefly addressed the following points: (1) the on-going need to utilize Guys for the

Job for ground work; (2) the huge contribution that Jim Payson has made to the community with his voluntary ground work over the years; (3) the help provided by Dan Novinski's son's fraternity last summer; and (4) the need for more volunteers to help with important ground projects. After responding to a number of questions, Blake concluded his report.

DEVELOPMENT POLICIES- Dan McCarthy noted that background information and proposed Development Policies had been posted to the HOA web site and briefly addressed the following points: (1) the policies were developed to help guide owner/developers in dealing with their future property development while ensuring that the HOA and its members take on no Developer liability or costs; (2) the HOA only has authority to enforce matters provided for in its governing documents and that there are no provisions in those documents that limit lots to 1,600 square feet; and (3) that the Architectural Review Committee may refuse to sanction any new residence that has more than 3 bedrooms or which otherwise does not blend well with nearby houses or the landscape. After responding to a number of questions, Dan concluded his report.

TREASURER'S REPORT- Dan noted that his Treasurer's Report for fiscal year 2019/2020 had been posted to the HOA web site and that it also included a proposed budget for fiscal year 2020/2021. Dan briefly reviewed the financial information in the report and noted that slip fee payments in June had increased the HOA's cash balance to approximately \$87,000. He also explained that while the general account will need to borrow about \$25,000 from the dock fund to meet 20/21 expenses, that the Board is recommending that annual dues be kept at their current levels for the upcoming fiscal year and that options for re-balancing the general and dock fund accounts be reviewed at next year's Annual Meeting. After responding to a number of questions, Dan made a motion that "the members (1) accept the Treasurer's Report for Fiscal Years 2019/2020; (2) approve the proposed budget for Fiscal Years 2020/2021; (3) approve upcoming HOA dues of \$800 for developed lots and \$310 for undeveloped lots; (4) approve 2021 slip fees of \$600 for boats and \$300 for jet skis; (5) approve that Sundeck repair costs shall be paid 70% from the general fund and 30% from the dock fund; and (6) approve that the dock fund shall pay 100% of all other dock and walkway expenses. Blake seconded the motion and upon a show of hands the motion was unanimously approved.

ELECTION OF DIRECTORS AND OFFICERS- Blake noted that Dan McCarthy was standing for re-election as a Director and Treasurer and asked if there were any other candidates for the positions. Upon hearing that there were none, Blake moved that Dan be re-elected. By a show of hands, Dan was elected by unanimous acclamation to another three year term for both positions.

ANY OTHER BUSINESS- Blake asked that all members take some time to review the Refrigerator Rules that had been sent to everyone in advance of the meeting and emphasized that those rules preclude fireworks and campfires anywhere at Timbrshor. He also noted that tents are not permitted except on owner decks. Jack Manning asked that members respect the 300 foot no wake zone since people are using the bay to swim and that boaters need to be more careful. RJ Nelson suggested that efforts be made to clear the boat yard of items that are no longer used,

and that the community needs to develop a system to ensure that all members have the same full and fair right to use the boat yard. It was agreed that the Dock Committee would take on this project with participation from RJ and any other members who wish to participate. Jill Nichols suggested that with fewer parking spaces in the lower section that members need to work together to develop better ways to share what spaces are left (e.g. vertical parking). It was agreed that Jill and any other volunteers would work with the Parking Committee led by Tom Roy to try and pull together some recommendations.

ADJOURNMENT- Upon motion from Nancy Lewis which was seconded by Mark Estvold, the meeting was adjourned at 11:37AM MST.