

## MINUTES OF THE HOA ANNUAL MEETING, JUNE 26, 2021, via zoom

**CALL TO ORDER.** Blake Johnson called the meeting to order at 10:05 MST. Blake acknowledged the years of service by Dan McCarthy, who no longer owns a unit at Timbrshor, and announced the appointment by the Board of Molly Manning as Treasurer to fill the remaining two years of Dan McCarthy's term. On motion by Blake and seconded by Dan Novinski, the members affirmed the appointment.

**QUORUM.** Dan Novinski advised that a quorum existed, either in person by zoom audio/video or by proxy, for the meeting.

**APPROVAL OF THE MINUTES.** Blake asked if anyone had comments or changes to the annual meeting minutes of June 27, 2020, that were posted on the website. Upon hearing there were no changes, Sue Roy moved, and Doug Rotondi seconded, that the minutes be approved. The minutes were unanimously approved.

**DOCK REPORT.** Jim Cole summarized the thorough June 2021 Dock Committee Report which is posted on the website. He advised that it has been another busy and productive year for the Dock Committee. Jim reminded the members of the Infrastructure Refurbishment which began in 2018 with four phases. The first two phases, with refurbishment and replacement of the walkway and sundeck, are completed. Phase two included the boat ramp and seawall concrete repair work, which was completed in the spring of 2021. Phase three focused on rebuilding the 6 sections of the floating docks. Jim extended thanks and acknowledgement to Troy Ault and RJ Nelson for leading the effort to plan, manage and execute this project without hiring a contractor.

The future phase 4 will be a redesign of the Boat Docks and Slips to accommodate boats which are too large for their slips. The next step will be the hiring of an experienced design firm to address that task. Jim committed to placing the results from the Dock committee's Survey of the HOA community on the Timbrshor website.

**GROUNDS REPORT.** Blake is working with Dennison Logging for needed tree work and with Bob Miller for managing the beetle problem.

**TREASURER'S REPORT.** A detailed Treasurer's Report, provided before the meeting, is on the website. Molly Manning moved, and Doug Rotondi seconded, that the members (1) accept the Treasurer's Report for Fiscal Years 2020-2021; (2) approve the proposed budget for Fiscal Years 2021-2022; (3) approve upcoming HOA dues of \$1,000 for developed lots and \$350 for undeveloped lots; and (4) approve upcoming slip fees of \$600 for boats and \$300 for jet skis. The motion was passed. Molly indicated she is looking into the use of electronic HOA payments for the future.

**WATER REPORT.** Sue Roy reported on the status of the Well Water Plan. Due to the retirement of Kurt Hafferman of HEI, the Board in January 2021 retained a new engineering firm, Hydrometrics, Inc., and is working with two of its engineers, Greg Lorensen and Mark Brooke. The initial work by Hydrometrics included establishing a relationship with and providing background information to all new staff members at the Montana Department of Environmental Quality (MDEQ). Hydrometrics also requested a phased approach for a new COSA so that the McCarthy well could proceed separately with a COSA and lifting the building moratorium, without waiting for the completion of the other wells.

The next steps are drilling the three wells, testing the water for quality and quantity and submitting the tests to the MDEQ for approval. The well groups have been soliciting bids from well drillers. Some are too busy to bid. Due to the lack of availability of and increased price for steel, the cost of the wells has increased. Hydrometrics will work with the chosen driller.

Since the CSKT water compact was approved by Congress in December 2020, the users of the wells will need to obtain water rights from the CSK Tribe. A Board to oversee the process will be appointed by the Secretary of Interior. It is anticipated that the process will be similar to that of the Montana Department of Natural Resources, though a fee could be assessed by the Tribe. The role of the State is uncertain.

Mike Cobb reported on his work with the members of well group #4 to ascertain the units which are committed to paying for the construction for the wells and related infrastructure. Due to technical difficulties with audio, Mike was unable to provide a summary of the initial Hydrometrics walk-around the community. Blake noted that he will talk to a surveyor, as the well sites need to be surveyed and leveled with some trees removed. Lorin Peterson advised that he is working with Doug Rotondi in contacting members of wells # 5 and #9.

**SEPTIC REPORT.** Blake Johnson advised that the Board was required to hire a new firm to undertake inspection and maintenance of the septic system, including drain fields and septic tanks. Tom Barnard of Advanced Septic Design and Maintenance commenced the inspection in May. Problems with individual septic tanks are the responsibility of the owner. Jim Cole is obtaining a complete copy of the O&M manual for the septic system.

**ELECTION OF TWO AT LARGE DIRECTORS.** Blake Johnson advised that Doug Rotondi and Sue Roy are both standing for election of another term and asked for any other nominations. Since there were no other nominations, the members approved their election.

**OTHER BUSINESS.** Blake Johnson indicated that he does not plan on running for his position again after this year, so anyone interested should plan accordingly.

**ADJOURNMENT.** On motion of Jim Cole, the meeting was adjourned at 11:30 a.m.