

MINUTES OF BOARD MEETING APRIL 25, 2022

CALL TO ORDER. Blake called the meeting to order at 6:13 pm. Board members attending the telephonic meeting were Blake Johnson, Molly Manning, Dan Novinski, Sue Roy and Doug Rotondi. Jim Cole also attended.

APPROVAL OF MINUTES FOR MARCH 9, 2022. The approval was postponed for consideration of Dan's amendments. Four board members approved the amended minutes by email.

DATE AND PLACE FOR ANNUAL MEETING. Since a June date did not work with some schedules, Dan moved and Doug seconded that the annual meeting be held on July 2, 2022 at 10:00. The motion was approved unanimously. Sue volunteered to work with the Red Lion to obtain a room and microphone, which will be placed by the telephone for calling in.

DATES SET FOR BALANCE OF 21/22. It was decided to have another board meeting on June 6, 2022 at 6:00 p.m. mountain time.

HOMEOWNERS FEES AND UNDEVELOPED LOT FEES. Molly advised that the HOA has exceeded its budget in key areas, including the water plan, maintenance and legal fees due to questions from prospective owners. She noted that our fees are low in comparison to at least one condo HOA on the lake. She recommended an increase this year to \$1250.00 with yearly \$250.00 increases for the next 4 years. Blake suggested a jump to \$1500.00 for the coming year, moving to \$2000.00 in 3 years. Molly will pull together the financial figures for discussion of the fees at the next board meeting.

Jim Suggested that a one-time special assessment for all members is appropriate to pay for the continuing work on the Water Plan. Molly advised that the HOA owes the dock fund \$16,844.00 for the work of Hydrometrics. If the \$2200.00 owed by well group #5/9 is received, the amount would be \$14,600.00. Doug advised that he had received 11 checks, totaling about \$1100.00, half the amount owed, from members on well group #5/9.

BOAT SLIP FEES. Jim thinks that a 50 percent increase is needed this year with increases every year. The board will take up at the meeting on June 6, 2022. Sue noted that several times in the past the issue of charging fees for boat storage in the boat yard has been recommended and, perhaps, should be considered now.

DISCUSSION OF CANDIDATES FOR CHAIRMAN AND SECRETARY. Blake is stepping down and Jim Cole has agreed to run for Chairman. Dan Novinski agreed to run again for Secretary.

THE WATER PLAN. Blake thought at least another \$5000.00 was needed for the Water Plan. Jim suggested that a one-time special assessment for all members is appropriate to cover the shortfall and pay for the continuing work on the Water Plan. Discussion ensued about the problems with the costs in Hydrometrics present plan. All members have not been advised

about the costs. Doug noted the extreme concern of the six non-compliant members on well group #5/9. With an estimated cost of over \$800,000, those members, or even 10 members, cannot afford to pay for a complete build out. Sue mentioned that a similar concern exists for members on well #4. Answering a question, Sue noted that the DEQ did not require a plan to service all 47 units. Rather, Dan McCarthy advised at the annual meeting On June 22, 2019, that the Board decided that the Water Plan should include all members since it was on common property and all members would have an option to connect.

As the costs of the present plan include all units, the possibility of reducing the scope of #5/9, by building out only for the absolute necessity, was discussed. Dan recalled that we asked Hydrometrics for a plan for the six non-compliant units (plus 3 sites on top) but we did not receive a response. The use of one well was discussed. Blake noted the expensive infrastructure for the main line would still be required. Drilling both wells would allow a request for the accompanying water rights, but this raises the question of who would pay for both wells if only one is needed.

DISCUSSION OF RECONFIGURATION OF UNIT #428's deck. Blake previously sent the rough drawing of the new owner, Kevin Roy. He has taken down the deck on the east side of the house and will drop the upper deck. Blake has a gentleman's agreement with Kevin that he can build roughly the same footage for a deck on the front that Adam Rys-Sikora had with his decks on the side and front. It was noted that Adam built those decks after obtaining approval from the County for his house. Blake proposed that he continue to work with Kevin.

Blake advised that a buyer has a "conditional" buy-sell for the lot, unit 429, below unit #428 and will need access. Blake has signed a document with the prospective buyer to allow him to investigate, with an engineer, building a road and talk to the County. The road would start in the parking area used by the Johnsons and Mannings and proceed across a gully to the west. Jim noted that the Declaration refers to "roads" as included in the common area.

BOAT DOCK COMMITTEE REPORT

Jim Cole previously sent out the two plans submitted, one by WGM Engineering in Missoula (about \$19,000.00) and one by Paul Bishop in Polson (about \$9,000.00). Jim also sent his commentary and responses to questions. The plans morphed from a redesign of the marina to consider all usages, accessibility in low water, improvement and protection of water frontage and a shoreline master plan. The WGM plan is a holistic one to include the many interests of members, including sail boats, PWC's, storage of paddle boards and kayaks, and some larger boat slips. Doug noted that the vote by the dock committee in favor of the WGM plan was 5-3. The Board voted to proceed with the \$19,000 contract with WGM, with 3 in favor and with Sue and Doug abstaining due to the significant future well water costs.

ADJOURNMENT. By unanimous vote, the meeting was adjourned at approximately 7:30.