

JUNE 6, 2022 BOARD MEETING

CALL TO ORDER. Blake Johnson called the meeting to order at 6:00 p.m. All other board members - Dan Novinski, Molly Manning, Doug Rotondi and Sue Roy- were present; Jim Cole and Lorin Peterson were also present.

APPROVAL OF MINUTES. Minutes of the March 9, 2022 board meeting were previously approved by email. On motion of Doug Rotondi and a second by Dan Novinski, the minutes of the April 25, 2022 board meeting were approved unanimously.

SEPTIC REPORT OF TOM BARNARD. Advance Septic Design conducted its annual review of all the septic tanks. The report will be posted on the website, and Blake will send an email to the units with septic tanks needing repair or other work.

DISCUSSION OF THE FINANCIAL SITUATION. Molly discussed the information in the spreadsheet provided prior to the meeting. The HOA has spent over its budgeted amounts in several areas: administration; grounds; probably legal (all bills from Rob Erickson have not been received); and Hydrometrics (its bill was \$12,000 more than its estimate). The HOA owes the dock fund \$26,119.00 as of June 6, 2022. Of this amount, \$16,844.00 is for the Water plan of Hydrometrics, the largest cause of the over expenditure.

On the income side, one unit has not paid the \$745.00 assessment in July 2019 for the Water Plan and six units have not paid their annual dues for the fiscal year 2021-2022. Board members will contact the owners of those units to obtain payment.

The budget was \$33,000.00 for the fiscal year 2021-2022; Molly proposed a budget of \$60,754.60 for the fiscal year 2022-2023. A long discussion ensued as to how to close the deficits and pay back the dock fund. Molly recommended taking a big step in dues increase this year with incremental increases over the next several years: dues of \$2,000.00 for developed units and \$750.00 for undeveloped units this year and increases of \$250.00 over the next few years.

Though Jim proposed \$10,000.00 in the budget for the continued work on the Water Plan, the amount needed is unknown. Jim also proposed budgeting \$10,000.00 for a Shoreline Protection Plan. If the plan was only for re-building the marina, the dock fund, rather than the HOA general fund, would be used. The two entities which provided bids for a Shoreline Protection plan have pulled out.

Due to the looming costs of the wells and infrastructure for a well water system, discussion centered on the difficulty some members may have with the proposed increases. Dan proposed an increase to \$1700.00 for developed and \$650.00 for undeveloped units. With this increase, it will take two to three years to pay back the dock fund. After further discussion, on motion by Sue and a second by Dan, the board voted to present two options to the members: increases of \$2000.00 and \$750.00 so that the dock fund could be paid back sooner or increases to

\$1750.00 and \$650.00 to assist the members and delay the payback to the dock fund. Molly advised she would work with members who may need to pay the dues in two installments. She will also encourage members to present their checks to her in July when she is at the lake, so she can use a direct deposit with the bank.

THE WATER PLAN. Blake recapped a meeting of representatives from the board and the Water Sewer District at the lake on May 28, 2022, as follows: Lorin Peterson and Tom Roy reported on the many hours and meetings with State agencies to explore the possibility of grants and loans. The State representatives advised that grants are not provided to transient water systems, which is the PWS designation for Timbrshor, due to the part-time residencies of the majority of members. This designation allows for a less expensive system than a full public system, which would be like a municipal water system. They also advised that they would be meeting in the coming week with representatives of the Bank of Montana to learn what type of loan might be possible in the private sector.

At the board meeting, Lorin reported on the meeting with the Bank of Montana. The purpose of the meeting was to obtain an idea of what might be expected. A likely scenario would be a 5% loan with a 20 year amortization. For well group #5/9, if all 23 units joined, the loan would require all to pay about \$233.00 per month for 20 years. The bank would need to know that everyone was participating. Dan noted that members cannot be forced to join.

Ideas were proffered about looking into a much smaller system for those on #5/9, including finding another well site with a land swap and costing out cisterns. Questions arose about the jurisdiction between the Tribe and the State (DEQ). Questions also arose about the Well Water User Agreement, which was a draft and not signed by members.

It was suggested that the Board advise members at the annual meeting that, most likely, in 2023-2024 there will be rental fees for boats being stored on common property and for sheds (except sheds used for the HOA) on common property.

Due to supply chain issues getting materials, Dan requested an extension from June 15-30 to complete work on his house. Most of the remaining work is inside and the workers will be advised to work from 9 to 5 and not play music. The materials ordered months ago for a railing on the common stairway have not arrived. Dan will either have a temporary railway built or the stairs will be closed off until the railing can be completed. Noting that two previous extensions had been granted due to similar problems, Sue recommended that the extension be granted, which it was unanimously.

On motion by Doug and a second by Molly, the meeting was adjourned at 7:50 p.m.