

JULY 2, 2022 ANNUAL MEETING MINUTES

CALL TO ORDER. Chairman Blake Johson called the meeting to order at 10:00 a.m.

ESTABLISH A QUORUM. Dan Novinski advised that a quorum existed for the meeting.. Total present with proxy and zoom participants was 46.

Proxy votes were Swindlehurst to Acher; Mead to Cox; Schwank to Jock; Rose to Duty; Weidner to Johnson.

Those attending the meeting: Acher; Ammons; Fordahl, Ault, Tory and Crystal; Borchers; Borchers-Michione; Brooke, Tom and Ann; Lewis; Cobb, Mike and Helen; Cole; Cox, Tom and Caryl; Johnson, Blake and Diane; Manning, Peggy; Giarraputo; Estvold; Mead (Cox); Nichols, Art and Jill; Moreland, Teri and Mike; Nelsen, RJ and Melody; Novinski; Payson; Peterson, Lorin and Audrey; Rose (Duty); Rotondi, Doug; Rotondi, Mary Ann; Rountree; Roy, Tom and Sue; Roy, Kevin; Schwank (Jock); Swindlehurst (Acher); Tillinghast; Weidner (Johnson), Wilson.

APPROVAL OF HOA MINUTES FROM JUNE 26, 2021 ANNUAL MEETING. Blake asked if anyone had comments or changes to the annual meeting minutes of June 27, 2020. Upon hearing there were none, Doug Rotondi moved, and Sue Roy seconded, that the minutes be approved. The minutes were unanimously approved.

CHAIRMAN'S ANNUAL REPORT. Blake provided an overview of the past year, including the fire evacuation and the need for a formal plan for fire communication and the work done on the Water Plan.

TREASURER'S REPORT. Molly Manning reviewed the financials for the past couple of years and noted that the HOA has borrowed from the dock fund to cover any overspending. The HOA owes the dock fund about \$31,000. \$16,844.00 of the deficit is due to the cost of the Hydrometrics plan which exceeded its proposal of \$12,000.00. Other increased costs were due to garbage, Dennison Logging, and Guys for the job.

In order to account for increased costs and pay back the dock fund, the Board presented two annual dues proposals for 2022-2023 with additional projected dues increases. Proposal 1 was a dues of \$2,000.00 per built unit and \$750.00 per undeveloped unit. Proposal 2 was a dues of \$1750.00 per built unit and \$650.00 per undeveloped unit. Under Proposal 1, the dock fund was projected to be paid back in 2023-2024. Under Proposal 2, the dock fund was projected to be paid back in 2025-2026.

Sue Roy moved that a third proposal of \$1250.00 for dues per built unit and \$400.00 per undeveloped unit, with a \$500.00 special assessment for paying for the Water Plan, be placed before the membership. Mike Cobb seconded the motion. After a straw vote, Blake advised he would not recognize the motion.

Clarification was provided that the vote on proposals 1 or 2 were for the coming fiscal year only and not for the four year out increases and not for a proposed increase in boat slip fees. Blake asked for a showing of hands in favor of Proposal 1 and then in favor of Proposal 2. He advised that Proposal 1 had the most votes.

DOCK REPORT. Jim reviewed the essentials in his written report which was previously provided to the membership and urged any interested members to get involved with the dock committee. The primary decisions were to fund the future shoreline planning project following the previously agreed upon split between the dockfund/general HOA fund and to suspend raising the dock fees for 2022/2023.

GROUNDS REPORT. Blake noted that work continued with the trees and addressed the problem of the bears getting into the garbage can. The grounds committee decided to move ahead with a trash separation project.

DISCUSSION OF THE WATER REPORT. Blake provided a history of the need for a water plan and updates. Most important was the fact that a permit from the tribe was required before drilling could begin. One opinion was that it might take a year to apply for and obtain that permit. Doug Rotondi reported on the 5/9 well group's effort to collect the money for site preparation. Mike Cobb reported on the same for well group #4. Reporting on the revival of the Water Sewer District, Lorin Peterson advised that Timbrshor was not eligible for any grants because it was a transient (seasonal) community and that the WSD was exploring loans. The general consensus was to develop and consider other options in light of the affordability of the present well water plan.

ELECTION OF SECRETARY AND CHAIRMAN. Blake advised that Jim Cole would run for Chairman and Dan Novinski for Secretary. There were no other nominations, and the two were elected unanimously.

NEW BUSINESS. Caryl Cox delivered a beautiful tribute to Lane Mead, an extraordinarily kind and enthusiastic person and member of the community. In closing remarks, Jim advised the members about his commitment to transparency and what they might expect from him as the new Chairman in the areas of Water, Finances, governing Documents, and Shoreline Planning.

ADJOURNMENT. By unanimous vote, the meeting was adjourned at 12:10 p.m.