

July 25th, 2022 HOA Board Meeting

Attendance via Zoom: Sue, Jim, Molly, Dan, Doug.

Call to order by Jim.

Approve minutes from previous meetings:

June 6th, 2022 Board Meeting Minutes. Motion to approve by Dan, 2nd by Molly. Unanimous approval.

HOA Annual Meeting Minutes approval process discussion. Plan is to get comments back on the draft, finalize, and place the then finalized draft on website over the next two weeks (by August 8th) so it is available to association members.

Working topics:

**1. H2O Project:**

Jim discussed current status of water project and plan for moving forward. The community water plan is currently shouldered by a few members. Multiple changes over the past few years, begs the question, is the time to go back to the governing entities, tribe and DEQ, and develop a case for relief of injunction. Has the State and County failed their responsibilities during the era of the developer? Is there sufficient quantity of water to supply all HOA members with the current water right members? Could the community remain using surface water, albeit with modifications that DEQ, tribe, others would approve?

Alternatively, is it possible to develop a water plan just for noncompliant owners?

Jim met with Hydrometrics and asked to prepare two proposals for the board and the WSD.

1. Develop a plan for remaining using surface water that would garner DEQ and tribal approval.
2. If we lose, then develop a scaled down plan for non-compliant water owners using wells that DEQ and tribe would approve.

Jim further proposed to form a community water plan committee represented by the following:

Chair member: Jim C.

Community members: representative from Well #4: Mike C. Well #5/9: Holly G.

WSD: Loren P.

Board member: Dan N.

First responsibility for committee is to choose H2O Rights Expert Attorney.

Jim Motioned proposal for above Committee. Sue seconded. Approved unanimously.

Sue referenced email from Dan McCarthy(2017) from a water rights report from Hafferman. It references a state letter about water rights from 1977. Obtaining this letter, may help with justification of our request. Jim and Dan to resurrect.

Jim to send out letter to association members.

**2. Lot #430 Development request:**

Daniel Capelle seeking approval by the Board before he purchases lot. Discussed logistical difficulties for proposal and implications. Primarily, "tiny homes" considered as a "mobile home" designation by Lake County. Our bylaws restrict mobile home developments. Additional questions of stairway/driveway use and HOA's responsibilities. Motion by Jim to respectfully decline proposal because of Section 10d in our bylaws. 2nd: Doug. Unanimous.

Question regarding sale of Lot #428 (Rys-Sikora developed unit)- whether DF or water assessments were paid in settlement. Same question for Lot #430(undeveloped lot)? Molly will check into settlement. Sue clarified after the meeting that the settlement with Adam included DF assessments of \$7,753.00 and \$9,141.00, however the water assessment for both lots have not been paid.

**3. Treasurer's Report (Molly):**

Budget approved.

Switching banking relationship from First National to Glacier Bank.

Molly is accessing various financial software programs, including ones that are HOA centric tools. Quickbooks may be the most cost effective and feasible way to move forward. Molly will assess and let us know.

Molly also moving forward with ability for automated payments.

**4. Strategic Projects and Initiatives (Jim)**

1. Freshwater system. Implementation and execution. Above discussion.

2. Shoreline utilization project:

Marina infrastructure. Develop shoreline plan via Dock committee. Beaches, boating facilities, etc.

3. Governing Documents:

Develop properties properly, common property use, how do we move forward? How do we protect? Governing documents need a holistic review and develop a plan that the community will support.

4. Strategic plan for financial health for our HOA. Insure that we solidify financial health for the future. Structure for working capital. i.e. major drainfield issue, etc. Develop financial stability as we move forward.

Motion by Jim, 2nd Molly. Unanimous approval.

**Closing comments:** Jim wants to keep monthly meetings to 1 hour 1/2. Board should be transparent and open to participation and discussion from association members. Motion to adjourn by Jim. 2nd: Sue. Unanimous.