

Timbrshor HOA Board Meeting August 30th, 2022.

Attendance via Zoom: Molly, Jim, Sue, Doug, Dan
Call to order by Jim.

Approval of July 25th, 2022, Board Meeting Minutes- Dan

Additional comments: under H2O Project, reference regarding 2017 email from Dan McCarthy to board regarding water rights. Dan forwarded possible referenced email to Sue and Jim.
Motion to approve minutes by Jim. 2nd by Sue. Unanimous.

Financial & Budget Updates- Molly

Current Financial Status:

- a. Annual dues are coming in. Roughly 40% of the amount due collected. Bills are still coming in for summer (Guys for the job). Portapotty dues paid for this year.
- b. Molly concluded that of all financial software she reviewed, Quickbooks would be the most cost effective and user friendly. Price Quickbooks: \$27.50/mth. Financial input will be from July 1st moving forward. If possible, last year's data will be uploaded. Approximately 2 months to transition. Motion to approve by Jim. 2nd by Dan. Unanimous.

Resolution changes proposed by Molly that would allow the Treasurer and Chairman proper fiduciary authority for Timbrshor. Motion by Molly, 2nd by Dan. Unanimous.

WHEREAS, the Board of Directors (the "Board") of Timbrshor Association (the "Association") desires to open a new bank account at Glacier Bank.

WHEREAS, the Board desires to close the current bank account of the Association at First Interstate Bank.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves opening a bank account in the name of the Association at Glacier Bank.

RESOLVED FURTHER, the Board hereby approves closing the Association bank account at First Interstate Bank.

RESOLVED FURTHER, that Molly Manning, in her capacity as Treasurer of the Association, and James Cole, in his capacity as Chairman of the Board, be, and each hereby is, authorized (i) to prepare, execute, deliver and perform, as the case may be, such agreements, applications, documents, filings, further assurances, instruments, notices, orders, requests, resolutions, supplements or undertakings and (ii) to take such other actions, in the name and on behalf of the Association, in each case of clauses (i) and (ii), as such officer, in his or her discretion, shall deem necessary or advisable to complete and effect the foregoing transactions or to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby.

RESOLVED FURTHER, that all actions heretofore taken by any Board member or officer of the Association that are within the contemplation of the foregoing resolutions are hereby in all respects ratified, confirmed, authorized, and approved as acts of the Association.

Grounds Update- All

Discussion on Ground Committee's road repair proposal from Blake. Email August 17th.

- Agreed work may need to be performed, however, this wasn't included in this year's budget. Because of our goal to repay dock fund is a precedent, we decided to table proposal until the Spring. Jim will send note to Blake.

Timbrshor Water Project Update- Jim

Water Committee Meetings. Jim updated board about the discussions thus far. 2 meetings.
Summary and Course of action.

- Legal Plan:
 - Need to identify legal representation to craft course of action to then present to the different governing entities (State, Tribes, DEQ, Lake County, Army Core of Engineers). Realizing this is a steep uphill road and may involve a lot of money and time. Regardless, goals will be to create more time to work on resolving this

issue along with potential other than well water... i.e., surface water. This may ultimately save the HOA a considerable amount of money. Committee reviewed list of possible attorneys based off criteria list; 4 were chosen.

- Abbie Brown (Helena), Elizabeth Erickson (Missoula), John Tietz(Helena), Holly Franz and Ryan McClaine(Great Falls).

Approach will be to contact the attorneys and provide background of our water issues and come back to the board with synopsis and short list. Talked to Rob Erickson. Agreed with plan. We are not seeking a water rights attorney; we just need to confirm we have enough water rights. Worse case, we must drill wells. Maybe we can make changes that will save money. Can we explore maintaining our current surface water with a modified plan? Will the State back down or lessen demands?

- Engineering Plan
 - Hydrometrics bid to create plan for surface water. Proposal 23k. Research water rights of Timbrshor. Do we have sufficient water rights? Haffermen did in April, 2015. Is this still valid? Hydrometrics bid to confirm, 6-7k.
 - Design surface water system to address *non-compliant* developed and non-developed lots.

Comments: Sue feels plan may have redundancy in costs between Attorney and engineer. All agreed that for water rights review and recommendations would be better suited for a lawyer to do the work. Will not proceed with Hydrometrics until we hear back with recommendations from the lawyer.

- Hydrometrics Well Water Remaining Phases Proposal. This is work that still needs to be performed to complete well project. \$255K + 30K permits remains. This amount has gone up from original proposal of 170k.
- Concern from members about losing our rights to drill and need to be compliant by April. This is not the case. We just need a proposal by April not to have all work completed.

Shoreline Project Update- Jim

- Good news from Jim. Call from local planner (Paul Bishop, affiliated with McCrumb), changed mind and would like to revisit our proposal and get updated numbers. Other out of state companies from Idaho and Washington were put on hold. Paul fiscally more attractive and knows local rules, tribe and rights, etc.

Caryl Cox Letter – All

- Discussion and all in agreement letter was thoughtful, informative, and appreciated. Useful tool for moving forward. Agreed this exemplifies need for updating our governing documents. Jim shared agenda and goals with our lawyer, Rob Erickson. He strongly agrees governance documents need to be updated. We can invite Caryl to a future board meeting to talk further on this topic. Door with board meetings, always open.
- Molly discussed concerns about some community talk of “old guard vs. new guard”. This is divisive and nonproductive. We are all working towards the same goals.

Additional Topics- All

Kevin Roy building moratorium violation. Ongoing. Jim has had two conversations instructing him to cease building immediately. Each time, Kevin said he would comply and address with his builder, unfortunately, this hasn't changed his course of action. Complete disregard for the HOA's rules. Discussion of possible repercussions against Kevin or future occurrences. Don't want acrimonious relationships that we have had in the past, however the board agreed moving forward, we need to have rules and consequences in place that can be enforced, i.e. a daily fee infraction (\$250)? As was explained to Kevin and has been utilized in the past, members do have an option to apply for a waiver to the board. Plan is to work on this issue during the Fall. Jim to discuss with Rob Erickson.

No further discussion.

Jim motioned to adjourn, 2nd by Sue. Unanimous.