

Timbrshor HOA Board Meeting November 28th, 2022

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

Call to order by Jim.

Approval of November 1st, 2022, Minutes

- Discussion and review of previous minutes with additions. Doug motioned to accept the modified minutes. 2nd by Sue. Modified minutes passed unanimously.

Treasurer Report

- Molly electronically delivered the following Treasurer's Report.
 - On the financial front, the following units have outstanding dues: 314 (Brooke/Lewis), 307 (formerly Payson), 428 (Kevin Roy) and 216/217 (Rotundi/Heus). Reminders have been sent on all except for 307 which will be settled in connection with the potential sale transaction. Two units are paying in installments (Estvold and Cobb) so will collect the remaining balance on those by January 15.
 - Transition to Glacier bank is coming along. Our relationship contact at Glacier was out on maternity leave until this week and unfortunately as a "new account" we were initially limited to very low mobile deposit limits (\$3K per day and \$10K per month). However, they have agreed to increase deposit limits to \$10K per day and \$40K per month for our account effective today.
 - Molly also noted that some of our end of summer/fall invoices may be lagging as she has not seen any invoices from Guys for the Job or Bob Miller since mid-August. Molly noted she received an invoice this week from Rhoades (legal) for \$1,115.78 which is on the higher side. When using external counsel, we may want to consider requesting a fee cap such that any fees incurred over the threshold require approval given our limited budget. Want to make sure we don't overrun the estimates if possible.

Water System Update-- Jim

- Jim summarized conversations with legal firms and our Water Committee. The Water Committee has recommended that we move ahead with Warden Thane P.C. (Elizabeth Erickson's firm out of Missoula; no relation to our other lawyer, Rob Erickson). Jim mentioned that this endeavor wouldn't be cheap.
 - Jim motioned to retain Warden Thane law firm for accomplishing our goals:
 - Clean up our Water Rights under the appropriate ownership of Timbrshor, rather than Alice Borchers.
 - Develop alternative option for allowing surface water as an option for our entire community, rather than wells.
 - Next step would be to circulate the draft/client engagement letter to the board. Attorney from Warden Thane stated that they can only work with the legal representative of the community, our board, or to our designees.
 - Doug 2nd Jim's motion: motion passed unanimously.
 - Jim will send out a community communication once we retain Warden Thane, P.C.

Shoreline Planning Proposal Discussion & Next Steps—Jim

- Flathead Lakeshore Consulting, LLC (Paul Bishop) Proposal was updated with inclusion of surveying our community. This will entail an online questionnaire, teleconference meetings, and U.S. mail. The Dock Committee will be the official representatives working through the input and formulating a draft plan. The draft plan would then be presented to our board.

- Two other firms; Idaho and Washington firms were included in the initial bid; however, these were considered not comprehensive enough or too busy.
- The Dock Committee agreed to move forward with Paul's proposal.
 - Jim motioned to move forward with Flathead Lakeshore Consulting, LLC (Paul Bishop) to create Timbrshor's Shoreline Masterplan, Dan 2nd; motion unanimously approved.

Open Topics?

Grounds—

Estimate still has not been given to Blake.

Motion to adjourn by Dan. 2nd by Sue. Unanimously approved.