

Timbrshor HOA Board Meeting November 1st, 2022

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

Call to order by Jim.

Approval of September 26th, 2022, Minutes-- Dan

- No corrections. Motion to approve to September 26th, 2022, Board Meeting Minutes by Sue. 2nd by Dan. The motion was unanimously approved.

Water System Update-- Jim

- Jim summarized update for the Board. Jim and the Committee have been in a holding pattern waiting on attorneys to completely review and respond to the Committee's questionnaire. Some of the law firms have reclused themselves or feel that it isn't in their scope of work.
 - Two finalist firms: one confirmed no conflict. Elizabeth Erickson's firm out of Missoula and Abby Brown's firm out of Helena will both probably be able to work with us. Each is reviewing a previous list of questions and expectations. Waiting for their response, once obtained, will plan to have a meeting with them and the water committee. Report and recommendation will be brought back for the board to review.
 - Jim has had several conversations with our current water engineers. Currently, the Flathead Reservation Water Management Board (made up of Tribal and State members) is only reviewing individual and small groups (3 or less) applications for well water systems; subdivisions continue to be in a holding cue, however recently, the FRWMB have devised a process. Reportedly, there are over 1,000 subdivisions on the backlog list for review. A lot of delay is waiting on the FRWMB to get appropriate staff in place.
 - The Board and Water Committee are monitoring closely since we don't want to lose our window to have our test well drilling performed while we are still sorting out surface water. We don't want to lose the interim approval from the state that required us to drill sometime between the earlier approval and April 2023. Our water engineers have assured us that the State is aware of our situation and delays. If necessary, the association will need to ask the state for an extension.
 - Sue questioned, when do we approach the DEQ? Jim confirmed that we should get our lawyer in place first. No deadline. Unlike the drain field issue, we are currently not under an enforcement action.

Shoreline Planning Proposal Discussion & Next Steps—Jim

- Paul Bishop has sent out a revised proposal for our shoreline.
 - The overall design plan ranges from 9-16k.
 - The Board would like to get more of the community's input regarding ideas, to assess needs, wants, and desires. Jim will ask Paul to revise his proposal after surveying the community. Once input from our community is received, he can come back with a new proposal to the dock committee and board.
 - Goal would be to have a preliminary design by our next Timbrshor annual meeting. Sue queried how the money will be raised?
 - The Board discussed options for splitting costs between the dock and general funds. Jim motioned that once we are ready

to move ahead with the design, the dock fund pays 75% of the proposal and general fund pays 25%.

- Doug moved to approve above proposal split, Dan 2nd. The motion was unanimously approved.

Discussion On Trash Disposal (due to recent bear problems)—Jim.

- Bear have broken into the last couple of days. Caryl and Tom Cox have cleaned up the mess repeatedly. For the off-Season, questioned if we should pull all the current big cans off-line and purchase 4-6 96 gallons bear-proof bins (~\$46/2). Caryl will try using only the trash bins with 5 chains to see if that is effective. Awaiting update.

Treasurer Report

- Given Molly's absence at the monthly call, this planned topic will be tabled for a future meeting. Sue noted it would be nice to know who hasn't paid the annual dues. If some are outstanding, it will be nice to send another gentle reminder. Jim will contact Molly for an update on this and the other finance topics.

Open Topics?

- Grounds: Blake visited in October. Trees have been marked in red and orange ribbons. Jim will ask Blake for an update and expected cost.
- Jim Payson's home, after much back and forth, will be sold to Teri and Mike Moreland. In order to help settle estate details, a law firm was hired to oversee purchase and transfer. One of the challenging items to resolve was Jim's ownership of two sheds and the leasing of two boat slips.
 - Question discussed at the Board meeting about the multiple boat slip leases and titles or something similar for enabling the shed transfer?
 - Board discussed how the sheds are held, ownership wise, how are they maintained, and what is the liability/responsibility for HOA? Doug informed us that the sheds were built in the 1990s. The Developer, Louie Borchert, announced at an annual meeting that all owners at that time would have an option to build and own a shed. Only several owners acted on this proposal from the Developer. At the time, this included the 6 sheds that are together in the South portion of the boatyard (2 larger sheds separate and to the North were built later; basis for which are uncertain; owned by Jim Payson and Mark Estvold). Quick claim deeds had to be signed by everyone (everyone did sign it); this included all owners for the add on decks, drip lines, etc. Everyone had to pay \$400 for new surveys. If a shed wasn't built at that time, others would not be able to, however Jim Payson's. and Mark Estvold's sheds were seemingly built after this time (2009 to 2012?).
 - Currently, there is no form or record on how sheds are to be transferred to new owners other than notice from one owner to the proposed owner. Jim commented that with him receiving Jim Payson's shed (the one on the portion of the Boat Yard which sits on Dan's property details will need to be worked out moving forward between Jim and Dan.
 - In regard to Jim Payson's Boat slips, it was made a bit complicated as before Jim Payson passed away, he told Jim Cole that he wanted to transfer his sailboat lease to him to use going forward while the other slip Payson leased would transfer with the sale of his home. This request by Jim Payson put Jim Cole in an

awkward position of now having two boat slips. Jim Cole mentioned to the Board and to the Dock Committee that he will not hold two slips and will thus release one back to the community.

- Board will discuss further as it was noted that the Boat slip waiting list needs to be reviewed and revised. It was decided that the previous owner's waiting list reservation position doesn't transfer to the new owner. This pertains to Dan McCarthy/Chip Wilson cabin's purchase.

Motion to adjourn by Doug. 2nd by Sue. Unanimous.