

Timbrshor HOA Board Meeting September 26th, 2022

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

Call to order by Jim.

Approval of August 30th, 2022 Minutes-- Dan

No corrections. Motion to approve by Doug. 2nd by Sue. Unanimous.

Timbrshor Water Committee Update-

- Jim discussed summary of 3 Water Committee meetings. Jim has reviewed details with our attorney, Rob Erickson, along with previously reviewed attorney list. Conversations have begun (possibility of John Tietz (Helena) may need to recuse himself due to conflict of interest).
 1. Scope descriptions, including review and confirmation of our water rights—accurately recorded and current? Confirm legally defensible and/rights owned by association.
 2. Review our case. Developer/State/County failed to perform their financial judiciary duty to association for 40 years?

Goal would be to hopefully to continue HOA extracting surface water. However, if not, approach a settlement with State/Tribe to extract surface water for those non-compliant owners.

Surface water extract plan—we have a proposal (20k). Hold on this until necessary.

Otherwise, we go with our current well drilling plan or modified well drilling version.

As soon as the initial meetings have been completed with attorneys, Jim will come back to our board with a review along with recommendation from the water committee.

- Jim met with Carl, the engineer from Hydrometrics. Let him know we are going to use a water right's attorney and wanted them to confirm that we are still in the cue to get a drilling permit. He confirmed we are still in the cue; the county is allowing small pods, but not for community users (greater than 3). Once the tribal water board has an engineer and staff in place, policies developed, then our proposal will be reviewed. State is aware of the situation. Once drilling window opens, we will seek an extension from the state. Attorney will advise through this process.
 - Sue suggested a discussion with Tietze to allow him to self-recuse. This may provide information to our cause.
 - Jim will write a letter summarizing current water plan/goals and send to the community in the next several days.

Timbrshor shoreline master plan update—Jim.

- Paul Bishop has agreed to reengage with us and our plan. Jim received a revised proposal today; Jim will review with the Dock Committee, and if approved, will present it to our board.
- Plan will involve reviewing our shoreline, including our 3 beach areas; reconfiguration of the boat ramp; and storage of toys (paddle boards, kayaks, paddleboats, etc.) Poll the community for boat slips needs, along with figuring out ways to make our system more efficient. Where will these funds come from?

- It will be important for the plan to address how to adequately separate swimming area from power boats/seadoos.

Fine structure update-- Jim

- Sent our governance documents for Rob Erickson to review; Jim to talk with him tomorrow. Will summarize and get back to our board with a summary.

Grounds committee-- Jim

- Tree trimming and project started? Blake's visit delayed to mid October.
- Latest bear raid. Oil leached out into the drain field. Deck stain cans spill. Not sure if this involved one of the reinforced trash cans.

Treasurer Update-- Molly

- Financial health: will get back to us. Close to everyone has paid dues.
- New bank account open and financials moved over. Molly will reach out to bank to add Jim to the account over the next two weeks.
- Technology conversion: still building out back log for prior year. Jim stated it would be great to have a financial health snapshot in the future. Hoping to convert all our vendors to go electronically.
- Questions with Jim Payson's passing and all the responsibilities he had taken on for our community. Who pays the power bill for boat yard/drainfields? Where do the Storage sheds get power from?
 - Jim will contact Steve, Jim's son, about the details. Doug recollected that the power meter was paid by Jim Payson and Association. Jim will check meter #s this weekend.
 - Molly stated that we auto pay with Mission Valley. Molly will check and find out which meter #s are being paid. If power to the drainfield area gets shut off, this could be very detrimental to the association.
 - Jim Payson's place will be sold to Mike and Teri Moreland (Selvig). Jim's sail boat will be in boat yard over the winter. Other boats have already been pulled. Tractor will be moved and stored so that it will be more accessible to all. Trickle charge battery.
 - Jim will pull speed bumps.

Open/Additional Topics— Discussion

- Tom and Sue met Jay Wiedner and Megan Williams (purchased Kimberly Maxwell's lot). Very nice people. They have contacted a contractor for building a cabin.
- Kevin Roy asked Jim for copy of our HOA plot plan. Jim will send the drainfield plot map.
- Jim informed the board about the 4 plex's sinking foundation and structural failure. Structural engineer stated the 4 plex is missing key structural beams. Found contractor, probably will provide remediation project involving tearing all decks off to get foundation shored up along with redoing the stairs and costs (sort out for association/owners). Can a deck be added over non used common property? Jim will seek approval from the community. Will it be a lead in for approaching common property issues and approval for reasonable use? Plan for addressing in Spring.

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