

## Timbrshor HOA Board Meeting February 27<sup>th</sup>, 2023

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

Call to order by Jim.

Approval of January 30<sup>th</sup>, Minutes

- Discussion and review of previous minutes. Last few items discussed and added. Sue motioned to accept the amended minutes discussed. 2<sup>nd</sup> by Molly. Minutes passed unanimously.

### Water Project Update & Next Steps—Jim

- We continue to be unable to secure a drilling permit from the Flathead Reservation Water Management Board (FRWMB). The only financially reasonable option moving forward is to get an extension from the DEQ. However, this will require us rehiring our previous engineer, Kurt Hafferman to request the extension. The DEQ has released our prior application electronically for Kurt to review. Dan will follow-up with Kurt to make sure this continues to progress.
- FRWMB has decided to delay drilling permits to collect further comments from the public. Jim will call the FRWMB to inquire if there is any other way we can drill one or two of our test wells (preferably Well #4).
- Molly will review and redline the Hydrometrics Surface Water Agreement. Prior to requesting or pursuing a surface water option for our community to the DEQ, it will be necessary to hire Hydrometrics to create a preliminary design, hopefully in a cost-effective way.
- Jim to brief our community with update on all recent water plans.
- Water Rights. Warden Thane continues to work on the legal understanding of our current community water rights. Details will be coordinated with Hydrometrics.

### Shoreline Planning Proposal Discussion & Next Steps—Jim

- Survey is long. Open broad-based questions in hope to capture the voice of our community on how we all want to proceed with this project.
- Jim met with the Shoreline Committee and discussed our input to help consolidate the survey. The community will need to understand that this survey is not implying that all or any of the objectives will be completed. We are simply seeking input from our community regarding wants and needs of our shoreline.
- Electronic survey will be sent out soon, hopefully in a format that can be accessed on all devices such as computers, phones, tablets, etc. Furthermore, in a retrievable way that all data can be reviewed.
- Legally, there are some questions. What can we do and control in our surrounding waters? What authority dictates what can and can't be done. What governance can a HOA place over the body of water? Jim will follow up with these question to Paul.

### Response to Mike Cobb

- Mike's question/concern dealt with whether Unit 216/217 is/isn't a double lot.
- Main answer to his question reiterated that the HOA Board isn't the developer. Based on the governing entities and documents filed with the county, most current approved file was our final accepted COSA documents for our septic system.
  - These documents described a total of 48 units. 47 units received a septic service and one of which was placed on sanitary restriction.

#### Lot 217 Septic Connection

DEQ has provided documentation that the sanitary restriction has been lifted. Board needs to determine what was the assessment for construction of the drain field and septic system. Sue will review the septic assessment for all lots.

#### Well Group 5/9 Outstanding Payment

No further details. Sue will reach out to Lorin on any further details.

#### Ratification of Annual Land Lease with Novinski

Sue moved to ratify the Novinski Land Lease in the boatyard. 2<sup>nd</sup> by Molly. Approved; Dan abstained.

#### Other items:

- Crystal Ault will chair a community social centered around our annual HOA meeting. Set annual meeting to June 24<sup>th</sup>, 2023. Jim will email our community with an update.
- Hydrometrics invoice.
  - Jim will request that future invoices will be detailed as much as possible. Board approved paying invoice.
- Warden Thane invoice includes proposal time. Jim will reach out to discuss. Once concluded, Jim will resend to board for approval.
- Guys for the Job Invoice for dock work. This will be paid for by the Dock Fund. Approved.
- Have all annual dues been paid? Only two members are still delinquent. Molly has contacted members.

Motion to adjourn by Molly. 2<sup>nd</sup> by Sue. Unanimously approved.