

Timbrshor HOA Board Meeting March 27th, 2023

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

Call to order by Jim.

Approval of February 27th, Minutes

- Discussion and review of previous minutes. Molly motioned to accept the amended minutes discussed. 2nd by Sue. Minutes passed unanimously.

Water Project Update (Including Test Well Drilling Extension, Surface Water Design, Water Rights) -- Jim

1. Test Well Drilling Extension for 3 years was submitted to the DEQ on Friday.
 - a. The previous plan, which was developed by Kurt Hafferman, was re-reviewed and delivered to the DEQ.
 - b. DEQ governs the timeline and activities from here. If there are any questions, these will be addressed by Hydrometrics or Hafferman.
 - c. DEQ will charge \$130/hr. for review. No upfront filing fees.
2. Flathead Reservation Water Management Board discussion summarized by Jim.
 - a. Jim had a nice discussion and exchange of information with the head of the FRWMB (Ethan). FRWMB deals more on the water rights and permits side rather than water quality side.
 - b. FRWMB has still not released the process and application for a community well drilling permit.
3. Water Rights—Worden Thane has completed their review of Timbrshor's water rights.
 - a. Adjustments to the surface water rights will be necessary.
 - i. Their recommendations are for us to first get surface water plan, and then make modifications to the water rights that may be necessary.
 - b. Next Monday, April 3rd, Jim and Dan will have their zoom meeting with Worden Thane and Hydrometrics. Goal is to determine if there a surface water solution for *all* members of our association that would be financially reasonable and amenable to the DEQ.
 - i. Goal will be to have a multi-user and avoid a PWS.

Shoreline Planning Update (Including initial observations from Community Survey)—Jim

1. Sue will respond to Mike Cobb regarding the vetting for Flathead Lakeshore Consulting.
2. Quick overview of responses submitted so far.
 - a. 36 distinct owners (48 units); 22 of 36 responded. >60% response rate.
 - b. Shoreline planner will coalesce and summarize the data.
 - c. Board will review preliminary data.
 - i. Raw data with names extracted will be provided.

Finalization of Response to Cobb Inquiry

1. Jim's response draft will be reviewed by Rob Erickson and then sent to Mike.

Update on Lot 217 efforts to lift sanitary restriction.

1. Lot 217 sanitary restriction has *not* been lifted. Owner is aware that there will be a fee to join into the drain field. No penalties will be assessed once their COSA gets rewritten.

Treasurer's Update, Including Any Discussion/Approvals Needed on Outstanding Payments-- Molly

1. Outstanding Invoices:

- a. Hydrometrics most recent invoice was \$3,000. So far this year, total is roughly \$3,600 (budgeted 10k for this year).
 - b. Worden Thane \$6,000. Request for individualized monthly bills. Worden Thane did adjust our initial bill on the charges that we pushed back on.
2. Other invoices have been comparable to previous years.
3. Dues. 3 owners still haven't paid after multiple email reminders.
4. This year we have spent \$26,000 vs. \$60,000 that was budgeted. However, seasonal opening costs will soon begin.
5. Next 3 bills will include:
 - a. Hydrometrics bill for work on the well drilling extension.
 - b. Hafferman's bill for his work reviewing and reapproving our previous DEQ application
 - c. Worden Thane's bill for work on the surface water/water rights.
6. Jim commented that we probably will be in our budget for Hydrometrics, however we will exceed our legal budget as a standalone budget.
7. Boat Slip Fees—Molly will send out the invoices via Quickbooks. Will be coordinated with Jim and Dan.
 - a. Boat Slip Waiting List—Dan to contact members on list for open boat slip.

Well Group 5/9 Outstanding Payments

1. \$168 still due. Plan is it carry it forward to owners on whatever comes next with water bills.

Seasonal Start Up Activities For Timbrshor Community

1. 4 plex reconstruction of deck. Deck will have slight design change to emulate neighbor's deck, more open with wire mess. Should begin the 3rd week of May but will be completed by June 15th.
2. 4 plex stairway down from the boatyard to shore needs to be repaired. Question brought forward by Owners of the 4 plex, as to if injury occurs, who is liable and who is responsible for obtaining insurance?
 - a. This stairway has been considered part of common property, so it may fall primarily on the HOA.
 - b. Molly to talk to State Farm about liability for all common walkways/stairs. Stairways referenced: 4 plex, & stairs rebuilt by Dan.
 - c. Who pays to maintain these stairs and walkways? In the past, some of these costs have been submitted for minor repairs. Should the HOA be responsible for repair and upkeep?
 - d. Jim to follow-up with Moreland's and building costs for repairs and request for Dan to submit stairs rebuild cost.
3. Other potential expenses: Denison logging never submitted an estimate for their requested work. Other committees like Grounds (Blake J. and Mike C.) and Parking should submit any estimates to the board prior to any work being performed. Expectation for these other committees to submit reports to the board quarterly/semiannually.

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