

Timbrshor HOA Board Meeting April 23rd, 2023

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

Call to order by Jim.

Approval of March 27th, Minutes

Jim added some additional comments and suggestions to the minutes. The minutes were updated. Sue motioned to accept the amended minutes discussed. 2nd by Dan. Minutes passed unanimously.

Shoreline Project Update with briefing from Paul Bishop

1. Paul reviewed and summarized the data received so far. Twenty-one distinct members participated so far, which is roughly 60% of our community.
2. Summary documents will be sent to the board and Dock Committee.
3. At the annual HOA meeting, Paul, Jim, Art, and Jill will present a summary of the data and conceptual drawings of the infrastructure changes. This will allow members to react and begin to think about project phasing. The goal will be to get further input and collection of data to help guide the next steps.

Shoreline Project Proposed Contract Modification

1. Paul has realized he is spending more time than expected on our project. He knows he will meet this project's previously estimated maximum hours. He will abide by his contract and not charge us more than his estimated maximum amount of \$19,000. If he exceeds his maximum hours, he will absorb the cost.
 - a. Doug motioned that we approve Paul's proposed amendment, 2nd by Sue. Passed unanimously.

Water Project Update (Test Well Drilling Extension, Surface Water Planning, Water Rights)

1. Drilling:
 - a. The DEQ is reviewing our well water extension request. The projected goal of giving us an answer is before Memorial Day Weekend. Questions that the DEQ has will be addressed to Hydrometrics. Cost \$130/hr. No estimate of hours that will be necessary.
 - b. FRWMB has not issued any update on obtaining a drilling permit for wells greater than three users.
2. Water Rights
 - a. Worden Thane has completed their assessment. The only information that needs to be included is the "as built "assessment. For us to move ahead and be able to do anything with the surface water rights, we will need to solidify what we all currently have installed. The goal will be for our members to come up with all the details, points of diversion (PODS) locations, etc. Essentially come up with all the details on how water gets to each of our units.

3. Surface Water Planning. Hydrometrics met with the DEQ for two hours. The topic was to assess Timbrshor's goal of providing an affordable, functional solution to get water to all the members in such a way that would remove the developer's restriction put on our community.

a. Unfortunately, the DEQ is steadfast that we, as a community, cannot use surface water without providing a very costly centralized chlorinated water treatment facility.

i. Jim will set up a meeting with Worden Thane and Hydrometrics to discuss our next steps. Jim will then update the Water Committee.

Cobb Request #2

1. Board discussed the request. Molly will consider some recommendations for the board and request guidance from Rob Erickson. The request to amend our February minutes was discussed, and the board agreed that no changes were necessary.

Mary Ann Rotondi Lot Development Response

1. The HOA Board is not the developer. Questions regarding the property should be addressed to the county.

Boat Slip Waiting List Update/Discussion

1. Discussed different scenarios of boat slip waiting list, 1 owner requesting 2 slips, undeveloped lot owner requesting slip, etc. The decision was made that moving forward, Doug and the Dock Committee will refresh our boat slip lease process and management policies. Jim will send out a letter to the Dock Committee.

Boat Slip Annual Lease Renewal Update

1. Annual leases were sent out by email yesterday. Rather than Dan's email, it comes across from Adobe Sign which may cause people to delete it. So far, 1/3 have signed electronically and returned, but we will need to reassess and send out a follow-up email with a description.

Liability Review Update Molly's update from State Farm

1. New agent is getting caught up on our property. Molly will follow up.

Treasurer's Update--Molly

1. No surprise charges. Hydrometrics and Worden Thane bills. A bill has yet to be submitted from Hafferman, aside from the \$1,000 retainer fee. Dan will inquire with Kurt once we hear back from the DEQ regarding an extension.

2. Erickson expense for M. Cobb's inquiry was over \$1,000.

Other Topics:

1. Shoreline Project comments discussed. The board reiterated that resolving our community's water rights and lifting the moratorium remains our highest priority.

2. Novinski land lease will be sent out.

3. 6 sheds in our boatyard area. Kevin Roy is interested in renting one of the units. We will need to determine the owners of each unit. Sue to confirm if Aleta Mead owns a unit.
4. Community BBQ. Dan will follow up with Crystal Ault.
5. Sue will take minutes in Dan's absence at the upcoming HOA Annual Meeting. Molly will send members current financial proposals before our annual meeting.

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