

## Timbrshor HOA Board Meeting June 1<sup>st</sup>, 2023(DRAFT)

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

Call to order by Jim.

Approval of April 23<sup>rd</sup> Minutes

Doug motioned to accept the amended minutes discussed. 2<sup>nd</sup> by Sue. Motion passed unanimously.

### Water

1. The DEQ approved 3-year extension to our well drilling plan.
  - a. No additional enforcement or actions necessary by the state.
2. No further update from the FRWMB regarding well drilling permits.
3. Hydrometrics proposed conceptual design work for a hybrid surface water solution and cisterns. Greg feels that the state may allow us to build a multi-user surface water system (not PWS) to decrease the overall expense. To accomplish this, it will require further consultation and expense.
  - a. Proposed expense \$7500 for surface water solution.
  - b. Proposed expense for cistern water solution not specified.
  - c. With this hybrid system, the goal would be to minimize our well system to be below the public water supply threshold (below 10 sites). This would further reduce the cost to install and operate the wells.
    - i. Dan motioned to approve contracting with Hydrometrics to explore surface water conceptual design and getting a proposal for the use of cisterns/water storage conceptual design. 2<sup>nd</sup> by Sue. Molly added that this should include estimated fees moving forward. Jim will contact Hydrometrics.

### Shoreline

1. At the HOA Annual Meeting, Paul will present and summarize his shoreline master project, survey results, potential phase 1 quick wins, and redesign of our marinas. Goal would be to minimize this presentation to 15-20 minutes.
2. Jim presented some phase 1 project acts (via screen share) including improvement of the boat ramp, gate(?), move the no wake buoys out from shore, and add a beach 4 buoy. Other ideas included 3-4 sitting areas and picnic tables, organized storage areas, Beach 2 and 4 floating buoys with ropes for swimming areas? Beach 3 (2/3<sup>rd</sup> owned by HOA) sun deck over concrete. Ideas presented to probe interest in our community members.
3. Diagram presented showed an early conceptual design of the marina.
4. Board agreed to send partial payment to Paul for his preliminary design and work.

### Dock work

1. Tom Cox, Troy Ault, and Doug Rotondi, have all agreed to get some of the early seasonal work done. This will include a rebuild the floating dock ramp, along with other seasonal repairs.

### Boatyard Storage Fee

1. Discussed and agreed that there should be a storage fee for off-season boatyard use. Current owners that pay boat slip fees should be allowed to place trailer in boatyard at no additional

expense. However, storage during off season, should be charged \$300 for boat/\$150 jet ski. This will be proposed at our upcoming annual meeting. With such small storage capacity in the boatyard, we may need to explore other potential storage sites. Dan's land is a possibility.

#### Cobb Issue-

1. Further discussed our position as a board of not being the developer. The county can only perform the decision to reclassify a double lot to a single lot. Sue will send a board approved response email to Mike.

#### Treasurer's Report—Molly

1. Molly screen-shared a worksheet summarizing expenses and the proposed budget. Molly feels that we are in a position financially that dues will not need to be raised this year. Dan will reach out to Kurt Hafferman to make sure that there are no additional expenses. The DEQ charged the association only 3 hours to review our extension.
2. Grounds—request for road maintenance estimated at \$6500. Molly will check with Blake.
3. Dock Fund reimbursement. Projected to pay back 18k as budgeted.
4. Shoreline planning project. Jim mentioned that phase 1 items could be paid for in a similar manner as the walkway, 1/3<sup>rd</sup> from Dock fund and 2/3<sup>rd</sup> from the community.
5. For next year's budget, additional expenses will be necessary for garbage protection from the bears. Possibly \$5000? Molly will put it under Ground's expense. Doug mentioned that the Fish, wildlife, and parks has a program to help with problem bears. Doug will contact them to get specifics.

#### Other Items:

##### Annual Meeting-

1. Jim will draft his Chairman's Report and send out next week for us to review. Sue will contact the Red Lion to see if we can have a projector available for our annual meeting. We will have a short meeting prior to the annual meeting.

##### Community BBQ Event-

1. The Ault's have been spearheading the event. So far, up to 40 RSVPs have been received.

##### 4 Plex Stairs

1. Stairs have been updated. Molly discussed liability with our insurance underwriter (still waiting on written response). Underwriter stated that the liability of attached staircase injuries may fall upon the owner of the building. For free-standing staircases, liability falls upon the association.

Motion to adjourn by Doug. 2<sup>nd</sup> by Dan. Unanimously approved.