

MINUTES
OF
TIMBRSHOR HOMEOWNERS ASSOCIATION
MEETING OF BOARD OF DIRECTORS

June 27, 2004

In Attendance:

Phil Korell, Chairman
Fred Long, Director
Jim Payson, Treasurer
Blake Johnson, Director
Alice Borchers, Acting Secretary

Phil Korell, the newly elected Chairman, called the meeting to order at 10:00 AM. This was a regular meeting of the Board of Directors as called for in the By-Law of Timbrshor Homeowners Association. Mike Sand, the newly elected Secretary, was not notified of the meeting and was not present. Alice Borchers was asked to take minutes of the meeting.

Alice presented the Minutes of the Annual Meeting of the General Membership of June 26, 2004 with attached copies of the Agenda, Minutes of last year's Annual Meeting of the General Membership, Financial Record for f/y 2003-2004, and the General Fund Budget for f/y 2004-2005. It was agreed that copies of these documents were to be mailed to each member in a prompt manner by the acting Secretary.

Fred asked Jim how he arrived at Mike Sand's ownership qualifying Mike to hold an office on the Board of Directors. Jim said a phone call from Mike was received wherein Mike indicated he was the owner of the two undeveloped lots and that his wife, Rita, was the owner of the developed unit.

Phil opened a discussion regarding the need to incorporate the Association and obtain insurance for the Board of Directors and said that there were legal ramifications of not getting this done. All agreed it was imperative that this be done. Phil said he would get a quote for the cost of insurance. Jim said that last year he spoke the Randall Snyder, an attorney from Big Fork who quoted him around \$350 to do the paperwork for the incorporation. Phil asked about Snyder's qualifications and what experience we had with him. Jim explained that the Board hired him last year to respond to Jack Manning's threats to sue over the ownership/easement of the staircase located on the hill just above Manning's home.

Discussion of rewriting the By-Laws in order to get title insurance began. Although one local title company was still writing title insurance for units at Timbrshor, one of the other local title companies would not. Blake suggested we use Jack Manning and Mike Sand, both attorneys, to help with rewriting the By-Laws. Phil said that Mike would be helpful in investigating this since he is on the Board. Fred and Blake said we shouldn't use a Board member as the attorney of record.

It was resolved that the next regular Board of Directors meeting will be Saturday, July 3, 2004, at 11:00 AM at the home of Alice Borchers.

Phil opened a discussion of the disposition of the marina buildings. Jim suggested a committee be appointed to review it and offer the results to all members of the Association along with a recommendation from the Board of Directors. The review, the recommendation and a voting ballot should be mailed out to all members. It was agreed that selection of such a committee would take place at the next regular meeting of the Board on July 3, 2004.

Discussion followed of various committees to be set up. It was agreed that a Board member should serve as Chairman on each committee and he would be responsible for reporting progress to the Board. Phil asked Alice to participate in listing responsibilities for each committee. A preliminary list of committees included:

- Legal Committee
- Grounds and Maintenance Committee
- Security Committee
- Tree and Fire Prevention Committee
- Budget Committee
- Boat Dock Committee
- Disposition of Marina Buildings Committee – Fred Long, Chairman
- Picnic Committee – Alice Borchers, Chairman

Each Chairman will pick the members to serve on their committee. At the next Board meeting, each board member will submit a list of what he perceives should be the scope and mission of each committee. Per Nancy Lewis' suggestion at yesterday's annual meeting, a list of all committees and the scope and mission of each, will be sent out to each member so he/she can pick which committee(s) each would like to serve on. Phil suggested that a "maintenance person" be hired to handle many of the maintenance, repair, and area upkeep responsibilities.

Phil asked for discussion to see if others on the Board agreed with him as to the need for a major increase in the annual assessments. All agreed. It was decided that the Budget Committee should consider this. A mission statement for each committee would help the Budget Committee consider an increased assessment. Any funding needed by the committees would be requested through the Board of Directors for their approval. Since such requests and approval could be done through email, Alice asked for email addresses for all Board Members and she will add them to the membership list.

The Board of Directors meeting was adjourned.

Respectfully submitted,



Alice Borchers, Acting Secretary