

MINUTES  
OF  
TIMBRSHOR HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF THE GENERAL MEMBERSHIP

June 26, 2004

I. The meeting was called to order at 1:00 PM by Director, Fred Long, in the absence of a Chairman due to the death last year of Lou Borchers. Alice Borchers was asked to take minutes of today's meeting in the absence of a Secretary due to the resignation of Larry Walters last year. Fred asked that everyone take a moment of silence to remember Lou. Roll call was taken.

**In Attendance:**

Borchers of Finley Point, Alice Borchers	Phil and Karen Korell
William F. Borchers	Jim and Lorraine Payson
Tom and Caryl Cox	Lorin and Audrey Peterson
Mark and Leigh Estvold	Carl and Bev Rountree (Proxy to J. Payson)
Feierabend Partnership, Burke Townsend	Adam Rys-Sikora
The Fordahl Trust, Phil and Evelyn Fordahl	Mike and Rita Sand (Proxy to Cox's)
Blake F. Johnson	Wally and Helen Schwank
Stephanie Isbell	Frankie Selvig
Julie Kuykendall (Proxy to A. Borchers)	Ken and Beverly Stam
Nancy Lewis and Tom & Ann Brooke	Maggie Tillinghast (Proxy to A. Borchers)
Fred and Anne Long	Larry Walters
Lane and Aleta Mead	

Since there was 74% of the membership represented, more than a quorum, the meeting was continued. Fred collected all written proxies (indicated above).

II. Copies of the Minutes to the 2003 General Membership Meeting (attached) were passed out and reviewed by each member. With no corrections or additions offered, Fred called for the minutes to stand as recorded.

III. Copies of the Financial Record 2003-2004 and the General Fund Budget for 2004-2005 (attached) were handed out to all the members for review. Treasurer, Jim Payson, indicated that the insurance was less than planned and added that only one company, Safeco, would write insurance for us. It is a \$1 million liability policy covering the common area. Garbage increased slightly and is expected to rise this coming year. Administration costs were higher but maintenance and repair costs were lower than budgeted. The fire prevention expenses ran over budget but the overage was covered by reserves on hand in the overall budget. While on the subject of fire prevention, Jim reminded everyone about the pheromone "bubble paks" that are attached to many of the Douglas firs and not to touch them, as they are toxic. They are used to ward off the pine beetles that are killing so many fir trees in this area. The laundry operated under budget. The dock repair and maintenance ran over budget but was covered by a reserve. Jim took this time to thank Lane Mead for all his help assembling and installing the floating docks last summer and also helping repair the wood and the bumpers on the concrete dock over by the ramp. The road maintenance overage was covered by a surplus on hand. Revenues were as expected but the boat slip leases were higher due to the four new floating docks plus revenue from the marina slip that Alice Borchers turned over to the Association in anticipation of closing the marina at the end of September. Fred asked if there were any questions. There were none so the Financial Record was accepted as printed.

IV. Jim presented the budget line by line. Taxes are the same every year. Garbage will increase for the coming year due to new ownership. Regarding the Marina Lease, Alice will pay it in full and once the marina is closed 9/30, the prorated balance will be refunded to her. Repairs and Maintenance is increased in anticipation of higher costs due to hiring some things done that Lou and others have voluntarily taken care of in the past. Fire Prevention will remain the same. Security is a new line item to cover the cost to hire someone locally to check on the development on a regular schedule only in a reporting capacity, neither as a prevention method nor someone to confront trespassers. Someone will be needed from October through April since no one is living here full time anymore. Each developed unit will be assessed \$50 for security. Jim reported that there are still some areas that need road improvements to be done. He said that he installed the speed bumps and their warning signs and that we have one additional speed bump that can be installed yet this summer, possibly at the bottom of the hill by the washroom. The budget shows an increase of \$100/yr. for each developed unit, and about the same fees for the undeveloped units and laundry as last year. The dock budget is higher than last year due to the higher income resulting from the four new floating docks and the marina dock that was turned over to the Association this year due to the marina closing in September. Jim said there are two PWC slips available for lease and one boat slip available at this time. There will be additional income in the year 2006 when Alice will start paying a lease fee on her personal slip. Fred asked if there were any questions. Fred asked why there was a difference in the fees for the developed lots versus the undeveloped lots. Jim explained that some of the line items don't benefit the undeveloped lots and therefore they aren't charged – a method of assessment we have been using going back many years. Ken Stam asked how many people have more than one dock lease. Jim said four. Fred offered an explanation of the history of the docks indicating that several homeowners put up the money to rebuild some of the docks when the Association didn't have the resources to do it and the members were given long-term leases in exchange. Fred asked if the budget was accepted. Larry Walters asked for further discussion of the Security assessment and expressed that he opposed it and that each person should provide their own security. Discussion followed. Nancy Lewis said she agreed with the Security plan proposed in the budget and asked for a vote on it. Fred asked if there were no objections, the budget be accepted as written. A majority agreed.

V. Under Old Business, Jim said he has a new buoy for Starvation Bay, but needs someone with diving gear to pull up the anchor and chains in order to install it. Frankie Selvig said she would see if her son-in-law would do it next weekend and she will get back to Jim with an answer. Fred reviewed the history of our Fire Prevention program and then opened it up to discussion. Karen Korell said there was a lot of dead wood and slash in their area that needs to be cleaned up. Ken Stam asked if we would consider purchasing a wood shredder/chipper. The question of liability for injuries followed. Adam Rys-Sikora suggested that we provide closer supervision of Jim McKay's Tree Service when they are working here to make sure that aren't cutting trees needlessly. Fred said that it will be one of the items considered to be handled by a committee. Audrey Peterson asked what is the procedure for cutting dead trees close to their house. Jim explained that if the trees are within 25' of their house, it is the owner's expense, but requires pre-approval by the Board. Jim informed everyone that we have a current burn permit that runs through the 4<sup>th</sup> of July, but reminded them we need to call the sheriff's office number posted on the board by the burn pit each day prior to burning. Fred reminded everyone that there is no burning permitted on the property other than in the burn pit, or by a commercial tree service. If there is a ban on burning later in the summer, Jim said to put your yard debris (no metal) in his brown pickup and he will take it to the dump. With no further discussion, the Old Business was closed.

VI. First item of New Business was the discussion of the Marina Lease. Fred explained that Alice would be closing the marina on 9/30/04 and that the land and the buildings would revert to the Association. Fred said he had contacted Bill Borchers to see if he wanted to take over the lease. Fred stated that Bill said he has so much work how that he needs to run his own business at his shop in town. Fred explained that as an Association, we had three options: a) tear all the buildings down, b) tear some of the buildings down, or c) allow those who want to store their boats in the storage building to do so at the rate of \$500/yr. which would pay the costs of the taxes and insurance, but that most homeowners don't have the equipment to move their boats in and out of the building. He then opened the discussion to the members. Some were opposed to tearing the buildings down. Another suggested that we get someone else to operate the marina, possibly Bill Borchers. Others wanted to keep the storage building for the use of those who wanted to pay the overhead of the taxes and insurance in the form of rent. Another suggested tearing off the back of the storage building making it easier to access it with their boats. Ken Stam moved that nothing be done until there was further study of the options and also that all the member would be allowed to vote on a course of action at that time. Nancy Lewis seconded the motion. Discussion of the motion followed. The motion passed. Caryl Cox suggested that we start setting up committees to handle things like maintenance of the boat field, brush clearing, etc. Nancy Lewis suggested in the next 1-2 weeks that the Board of Directors compile a list of committees and their responsibilities and then mail the lists to all the members to indicate which committees they would like to serve on, using a rating schedule of 1 to 3, 1 being the highest preference and 3 being the least preference. A straw vote was taken to see who would like to serve on such committees and all present indicated a willingness to serve. The Board will start work on it at their meeting tomorrow morning.

VII. Fred opened the election of officers. Positions open were Chairman and Secretary. Secret ballots were distributed to each owner according to the number of units they owned. The Board nominated Phil Korell as Chairman, and Burke Townsend and Mike Sand as Secretary. Fred asked Phil to speak which he did. Fred asked for nominations from the floor. Mark Estvold nominated Fred Long. Fred declined. Fred moved to elect Phil by acclamation. Alice Borchers seconded the motion. The motion carried. Fred said that in Mike Sand's absence, he would tell the members that Mike was an attorney and lives in Bozeman. Burke Townsend then spoke and said he would like to serve on the Board and that he lives in Missoula so he would be close by. Evie Fordahl nominated Fred Long and Nancy Lewis seconded the motion. Fred said he would like to serve as the Secretary and take some of the load of Jim Payson. Fred explained that since the By-Laws don't address whether a standing Director must resign before running for another office on the Board, he would not resign prior to the election of Secretary. Burke Townsend withdrew his name at that time. Evie Fordahl asked whether Mike Sand could run for an office because the Membership List indicated his wife, Rita, as the owner of record. Jim Payson explained that although Rita was indeed the owner of the unit with the cabin on it, Mike was the owner of the two additional lots. There was no further discussion. The secret ballots were cast and Burke Townsend and Bev Stam counted the votes. Mike Sand was elected 21-16; the correct number of votes was cast.

Fred announced the summer Association picnic will take place on Saturday, August 7, 2004 at 4:00 PM at Borchers. The Association will provide the beer and pop, hamburgers and hotdogs, and paper products. A committee will handle the arrangements.

Alice Borchers was asked to take minutes of the Board of Directors meeting tomorrow morning at 10:00 AM at the home of Phil Korell, the new Chairman. Phil Korell moved to adjourn the meeting and Blake Johnson seconded it. Motion carried. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alice Borchers". The signature is written in black ink and is positioned above the printed name.

Alice Borchers

TIMBRSHOR ASSOCIATION

General Membership Meeting Agenda

June 26, 2004

- I. Call to order.
- II. Minutes of the 2003 General Membership Meeting.
- III. Treasurers Report.
- IV. Presentation of the 2004-05 budget.
- V. Old Business.
  - A. Boat docks
  - B. Fire Prevention
  - C. Burning
- VI. New Business.
  - A. Marina Lease
- VII. Election of officers: Chairman, Secretary..

TIMBRSHOR ASSOCIATION  
ANNUAL MEETING  
JUNE, 28, 2003

The annual Meeting of the Timbrshor Association convened at 1:20 p.m., June 28, 2003. The meeting was called to order by Chairman, Lou Borchers. It was announced that a quorum was present. The minutes of the last meeting were read and approved.

Treasurer, James Payson read the treasurers report and it was accepted and approved. The treasurer presented the budget for 2003-2004. The approval of the budget was moved by Mark Estvold and seconded by Carol Cox. The motion passed.

The following items were discussed:

**BOAT DOCKS:**

Lou discussed the history of the boat docks and explained that no new break waters could be built. Four new floating slips are to be built and should be ready soon. Layne Mead has accepted the responsibility for this project. The problem of people leasing docks and almost never using them was discussed again. No specific remedy was agreed upon.

**FIRE PREVENTION:**

The purchase of a brush hog was discussed but no decision was reached. The purchase of a log splinter was discussed but it was informally agreed not to do so as we are not in the fire wood business.

The burning of slash, brush or other combustibles out side of the established burn pit is prohibited. Outside contractors are exempt and the board may make other exceptions on a case by case basis. The motion was made by Fred Long, it was seconded by Phil Fordahl and was passed.

**ELECTION OF OFFICERS:**

The board nominated Fred Long and Blake Johnson for three year terms. It was moved by Phil Fordahl and seconded by Bevery Stam that they be elected by acclimation. Motion passed.

The meeting adjourned at 2:45 P.M.

Secretary pro tem,  
Fred Long

TIMBRSHOR ASSOCIATION  
FINANCIAL RECORD, FY 2003/2004

This is a financial report of the Timbrshor Association General Fund as of June 26, 2004. The fiscal year is being considered to end on June 30. This covers a twelve month period. Copies of the financial report will be furnished to individual association members by the association secretary upon request.

FY 2003/2004 EXPENSES

ITEM	BUDGET	ACTUAL EXPENSE
OPERATING BUDGET		
AREA LIGHTING	\$ 212.80	\$ 187.26
INSURANCE	972.00	886.00
TAX	50.00	50.00
GARBAGE	1,134.00	1,153.41
ADMINISTRATION	300.00	522.28
MAINT. & REPAIR	2,900.00	1,560.93
FIRE PREVENTION	5,000.00	7,856.10
SUB-TOTAL	\$10,568.80	\$12,215.98
LAUNDRY		
LAUNDRY COST	175.00	80.55
SUB-TOTAL	\$10,743.80	\$12,296.53
BOAT DOCKS		
DOCK REPAIR & MAINT.	4,780.00	10,248.19
SUB-TOTAL	\$14,924.90	\$ 22,544.72
ROAD IMPROVEMENT		
ROAD CONSTRUCTION	1,750.00	2,799.65
GRAND TOTAL	\$17,273.80	\$25,344.37

TIMBRSHOR ASSOCIATION  
FINANCIAL RECORD, FY 2003/2004

FY 2003/2004 REVENUE

ITEM	BUDGET	ACTUAL REVENUE
MEMBER ASSESSMENT	\$12,318.40	\$12,239.10
MARINA LEASE	100.00	100.00
LAUNDRY	175.00	175.00
DOCK LEASES	4,780.00	5,723.78
MISC..		200.00
 TOTAL INCOME	 \$17,373.40	 \$ 18,437.38

CURRENT ASSETS

CASH - CHECKING	\$ 3,187.56
EQUIPMENT (DEP. \$442.15)	3,537.19
TOTAL	\$ 6,724.75

ASSET DISTRIBUTION

OPERATING SURPLUS	\$ 1,514.06
FIRE PREVENTION	-3,072.50
LAUNDRY RESERVE	397.73
BOAT DOCK RESERVE	1,828.94
ROAD IMPROVEMENT RESERVE	2,519.33
EQUIPMENT (DEP. \$442.15)	3,537.19

ACCOUNTS PAYABLE

NONE

ACCOUNTS RECEIVABLE

NONE



TIMBRSHOR ASSOCIATION  
GENERAL FUND BUDGET FOR FY 2004-2005

2004-2005 OPERATING BUDGET

Item	Total Cost	No. Unit Charged	Cost/Unit or Site	Total 29 Units	Marina Cost	Undev. 21 Sites	Total Income
Area Lighting	232.00	29	8.00	174.00			232.00
Insurance	886.00	50	17.72	513.88		372.12	886.00
Tax	50.00	50	1.00	29.00		21.00	50.00
Garbage	1,189.00	29	41.00	1,189.00			1,189.00
Marina Lease Fee					100.00		100.00
Admin. Cost	300.00	50	6.00	174.00		126.00	300.00
Repair & Maint. *	4,450.00	29	150.00	4,350.00			4,350.00
Fire Prevention	5,000.00	50	100.00	2,900.00		2,100.00	5,000.00
Security	1,450.00	29	50.00	1,450.00			1,450.00
<b>TOTALS</b>	<b>\$13,557.00</b>						<b>\$13,557.00</b>

2004-05 CAPITAL IMPROVEMENT BUDGET

Road Improv.	1,750.00	50	35.00	1,015.00		735.00	1,750.00
<b>TOTALS</b>	<b>\$ 15,307.00</b>		<b>408.72</b>	<b>11,794.88</b>	<b>100.00</b>	<b>3,351.12</b>	<b>15,307.00</b>

Operational budget charge for each developed unit: \$408.72  
Operational budget charge for each undeveloped site: \$159.58

2004-05 LAUNDRY BUDGET

Item	Total Cost	Units Charged	Cost/Unit	Income
Power	40.00	5		40.00
Maint.	40.00	5		40.00
Reserve	95.00	5		95.00
<b>TOTALS</b>	<b>175.00</b>	<b>5</b>	<b>35.00</b>	<b>175.00</b>

OPERATING BUDGET TOTALS

<b>TOTALS</b>	<b>\$ 15,482.00</b>				<b>\$ 15,482.00</b>
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TIMBRSHOR ASSOCIATION  
GENERAL FUND BUDGET FOR FY 2004-2005

2004-05 BOAT DOCK BUDGET

Item	Total Cost	Units Charged	Cost/Unit	Income
Construction & Maint.	5,485.00	21/5	235.00/110.00	5,485.00
GRAND TOTAL	\$20,967.00			\$20,967.00

\* \$100.00 of the Repair and Maintenance costs are paid from the Marina Income.

\*\* There are presently 23 docks and 5 PWC slips leased. Twenty-one docks and five PWC slips will be up for renewal in April 2005. An income of \$5,485 is estimated. Dock lease income will be used for Dock Construction and Maintenance. Any excess will be placed in reserve for future boat dock maintenance and construction.