

Timbrshor HOA Board Meeting August 7th, 2023

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

Call to order by Jim.

Approval of June 1st Minutes

Sue motioned to accept the amended minutes discussed. 2nd by Molly. Motion passed unanimously. The minutes from the Annual HOA Meeting will be reviewed at our next meeting. The BBQ after the meeting went well. Sue estimated food/drink needs for next year.

Shoreline Project Phase One Prioritization Questionnaire

1. All Phase One projects are unbudgeted for this next year. Each project's proposed funding reviewed and will be included in the new survey. New survey questionnaire was approved and will be sent out electronically.
 - a. Question was posed if it would be possible for our HOA to become a non-profit organization? Members may want to donate to certain projects moving forward.
 - i. 5013c applications can be paper/time intensive. Sue will investigate further.

Shoreline Project Phase Two Survey (detailed boat slip requirements)

1. Initial survey didn't capture sufficient data. New survey discussed.
 - a. With the past two year's water level issues, project plans may need to be modified.
2. Discussed future boat slips and cost. Survey will include question for number/size of slips desired (costs to owner will be increased proportionally).
3. Survey will be modified to limit redundancy and resubmitted to board prior to sending to members.

Water Project Update (including confirmation/approval of next steps)

1. Cisterns do not appear to be a viable option due to limited water haulers.
 - a. Doug will look into a water hauler out of Missoula.
2. Board decided to authorize Hydrometrics to research surface(northeast area) and well water options. \$15,000 was previously budgeted for this next step.
3. Worden Thane is in process of finalizing our water rights.

Grounds Committee Project Prioritization

1. Road repairs discussed. Sue discussed with contractor. Concern is that if roads are repaired this Fall, any work will be damaged with future well construction/testing. It was decided that repairs will be delayed until after construction is completed.
 - a. For future repair, contractor recommended chip and seal rather than concrete. Gravel should be used in other areas.
2. Trash/bear situation discussed.

- a. Doug will reattempt discussing with the representative from the Fish Wildlife and Park's program the electric fence option.
3. Finley Beetle Situation discussed.
 - a. Will get a second opinion regarding need for beetle packets. Doug suggested the Lake County Arborist. Sue will investigate further.
4. Easement and new road being constructed on the southwest side of our property. This will be investigated further and discussed at our next meeting. Molly will contact Rob for further information.

VRBO/Airbnb/RV

1. Kevin Roy continues to rent his cabin. Recently, renters had a RV which violates our Bylaws. Board discussed need for addressing and modifying our Bylaws.
 - a. Sue and Molly will discuss with Rob on how to best address and move forward.

Review and discuss current year budget

1. Need to close some financial gaps in our budget.
 - a. We still owe the dock fund approximately \$14,000. Previously decided to a pay over a period of time which was unspecified. Approximately \$10,000 was already paid. With other budgeted items, only \$3-4,000 may be paid back this year.
 - b. Bear/Trash situation needs further research.
 - c. Hydrometrics estimate will be kept as is but will be closely monitored.
 - d. Road repair budget discussed earlier and will be performed later.
 - e. Phase 1 projects costs will be addressed later.

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