

HOA Board Minutes for October 30, 2023.

Jim Cole called the meeting to order at 6:00 p.m., with all board members participating by zoom or telephone.

APPROVAL OF THE BOARD MINUTES FOR OCT. 30th. A few minor amendments were discussed and approved. The amended minutes will be circulated later for an email vote.

WATER PROJECT UPDATE Karl Kingery with Hydrometrics discussed, with a power point presentation, the current status of the Water plan for the first hour of the meeting. The overall update included attempts to keep the costs down.

One option is to utilize surface water for the units in the Northeast area. Hydrometrics discussed the possibility with the MDEQ, which seemed willing to consider the option. UV filtration and chlorination would be required and a small pump house would be needed. It could be designed so it would not block the view of the units in the area. The size would be about 20x10 feet, which is smaller than Jim Ppayson's old shed, for a point of comparison. Karl discussed the flow process with the new owners of Chico Hot Springs, as it has a similar system.

Karl discussed the options for well #9. The preferred alternative is to have a small multi-user well. Since the number of units would be under 9, the system would not be required to be a PWS (public water system). Karl also considered having a surface water system for units on well #4, and adding the 3 units from well #9. This would be more expensive than the first, preferred alternative. Another option considered was to add the 3 units on well #9 to well #4. This would entail a separate pipeline running the length of Snowberry lane, additional storage and possible additional pumping. It would stretch the already stretched well #4 water supply. A utility easement on Snowberry Lane would be required. There would be a high risk in that the MDEQ could required drilling of well #9 anyway to provide a redundant source of water.

The use of cisterns for the 3 units (\$40,000 per unit) would require the THOA to become a water hauler and would not provide a continuous supply for the units.

Karl provided a chart with Alternative Cost comparisons, which included, in part:

Well #4 PWS	\$507,000
Well #4/9 ground Water` PWS	\$614,000
Well 4/9 surface water	\$898.000
Well #9 multi-user	\$262,000
NE Surface Water PWS	\$467,000

After Karl's presentation, there was discussion about the challenges and the next steps. The Water committee will be briefed, and then the entire community will be briefed with a final design and cost comparisons.

SHORELINE PROJECT UPDATE

Jim provided the update on the Shoreline Project and reported on the responses to the second survey for Phase One of the Shoreline project. There were 18 responses as of October 30, 2023. Twenty-three units were represented. Fifty-six percent of the responses had responded to the initial survey. Eight percent of the respondents did not want to pursue any Phase One at this time. They asked the board to defer any bigger projects until after the Water project was completed. The highest priority was to perform the minimal necessary repairs to existing infrastructure.

The next step after feedback from the Board is to discuss with the full Dock Committee. Jim advised that no work would be initiated before the spring 2024.

TREASURER'S UPDATE

Molly reported that 11 members had not paid their dues. She has emailed them and will follow up with telephone calls.

BLAKE'S REPORT ON THE TREES. Blake Johnson previously sent out Bob Miller's report on the trees. Blake walked the property with someone from Dennison Logging and Bob Miller. According to them, there are 24 trees which are infected and diseased and should be cut down. Time did not allow for a full discussion of the cost estimate for the tree removal, a new contractor for the pheromone patches, and tree restoration.

NEW STAIRCASE COST

The bill for the new stairway on the east side by the 4-plex was \$7500. The Morelands pad for half the costs as they use the stairs to access their unit. The HOA previously advised the Morelands that it would pay for half, since all members use the stairway to access the beach area and dock walkway. This amount was not in the budget.

MOTION TO ADJOURN

Doug moved and Sue seconded a motion to adjourn.