

## Timbrshor HOA Board Meeting August 28<sup>th</sup>, 2023

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

Call to order by Jim.

### Approval of Annual HOA Meeting and August 7th Minutes

- The minutes from the Annual HOA Meeting Minutes were discussed. Doug motioned to accept the minutes. 2<sup>nd</sup> by Molly. The motion passed unanimously.
- The minutes from the August 7<sup>th</sup> Meeting minutes were discussed. Motion to approve the minutes by Molly. 2<sup>nd</sup> by Sue. The motion passed unanimously.

Grounds/Forestry Update (Blake). Blake joined via Zoom for an update.

1. Patches for Fir and Pine have been placed (Fir in March/Pine in June).
2. Metallic Bore Beetle. This beetle inflicts Fir Trees, and there is no treatment or patch to combat it. Our property comprises approximately 90% Fir Trees and 10% Pine Trees.
  - a. There is no patch or chemical to combat the Metallic Beetle spread. If the tree is infected, the tree will need to be cut down. The tree will need to be disposed appropriately.
  - b. Local Gary Property is infested, and many trees must be removed.
  - c. Blake plans to meet with Greg and Bob(forester) in the future. We will need to devise a long-term reforestation plan to combat this loss. Blake will report back to the board in Nov/Dec. Blake will create a summary letter and Jim will include in his email update to HOA.
3. Kristen would be willing to extend the sprinkler system for new tree plantings etc.
4. Sue mentioned that Lake County has a fire mitigation coordinator who may be able to assist in the future. Blake stated that this may not be exactly what we are looking for since it is to clear out large areas of trees.

### Water Project Update (Jim)

1. Surface Water Design Project with Hydrometrics. They have been working on it for a couple of days. The goals are to design the treatment facility and determine an ideal northeast location. The plan will be designed to prevent stagnated water with a looping function.
  - a. Hydrometrics will present an initial plan to our board at our late September meeting.
2. Water Rights. One of our water rights is still in our defunct developer's corporation name, Borchers of Finley Point. Our legal team is rectifying this issue. We will need to sign a Water Right Affidavit stating to the governing bodies that these are indeed our water rights. This will come with a small fee.
  - a. The current verbiage must be changed since it reflects the board as the developer. Sue and Molly will review and make some suggested changes.
  - b. Contact point for water rights needs to be corrected to the current chairman of the board. Currently, it is set to Tom Cox.
3. Doug updated the board that the Missoula water hauler company would not be an option for year-round use. This closes water cisterns as an option moving forward.

#### Shoreline Project Update (Jim)

Jim updated the board on Phase One Survey changes. The board agreed to changes and will be sent out to the members electronically with several options for filling it out. Jim will send out with other community updates in early September.

1. Phase Two Project Approach/Plan (Marina)—With changes in lake water levels these past two years, some changes may need to be incorporated into the plan. Paul will continue working on the project and present a conceptual design to the board at the end of September. He will also include estimated costs.
  - Once we review, changes will be incorporated. A video conference will be set up for all members to get further input and recommendations. The tentative goal will be for all members to have at least one slip available.
2. Boat Slip Use by Non-Members Policy Discussion. The current boat slip lease will need to be reviewed and may need to change verbiage regarding non-member use. Dan will send Molly a clean version of our current boat slip lease to review.

Snowberry Lane Easement Review and Next Steps (Sue). Two easements were granted previously, so a surveyor will not be hired. Issue closed out.

Trash Area Bear Mitigation Update (Doug). Doug attempted to talk with Fish Wildlife and Park's employee concerning electric fences. She is on vacation and will hopefully respond to Doug's messages once she returns.

Undeveloped Property Sale (Jim). Margaret Caraway sold their lot, #408. Jim talked with the new owner concerning various projects at Timbrshor. Jim also instructed him on the need to apply for a wastewater permit. The owner plans to build a "green" home that will utilize materials conservation.

- Dan will update the website with the new owner's information.
- Sue will check with Mike Cobb to check if dues for Well #4 have been paid to date by the previous owner.
- HOA is financially responsible for paying for the line from the owner's septic tank to the drain field (this expense hasn't been budgeted for this next fiscal year). The owner is responsible for the line from the cabin to the septic tank.
  - i. The drain field files aren't on the website any longer. Dan will find and add to the website.

#### Budget Update/Finalization (Molly).

1. The budget has been almost finalized except for grounds expenses.
2. Hydrometrics and Attorney fees are in flux and difficult to know. Will need to monitor closely.
3. Molly will send out reminders to members who haven't paid their annual dues.
4. Two members haven't paid their 2022/23 Boat Slip Fees. Molly will send out reminders to them.

Timbrshor 501c3 Considerations (Sue). Our HOA, unfortunately will not qualify.

#### Board Letter Addressing Kevin Roy's Policy Violations (Sue).

1. The county wrongfully allowed the owner to change his deed to a four-bedroom cabin. This violates our three bedroom/cabin drain field allowance. Sue will work on obtaining more information from the county.
2. No remodel plans for the cabin were submitted to our architectural committee.

3. Continued violation of renter's disregard of our refrigerator rules, i.e., mobile home.
4. The board will send a letter regarding these violations and the need to include our refrigerator rules with his rental policy. Airbnb/VRBO will need to know that these rules must be followed. Sue will draft a letter, and then it will be reviewed by the board.
5. The board discussed the need to develop a short-term rental policy. Sue will begin to work on.

Flathead Lake Coalition Petition (Dan). With lake water table level issues, a large group has created a petition to the FERC to investigate the operation of Kerr Dam. After discussion, this issue was felt to be political and not an issue we wished to pursue as a board.

Fees for boat storage need to be addressed at our next meeting.

Motion to adjourn by Dan, 2<sup>nd</sup> by Sue. Passed unanimously.