

Timbrshor HOA Board Meeting November 27th, 2023

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

Call to order by Jim.

Approval of October 2nd and October 30th Minutes

- October 30th Meeting Minutes were reviewed. Motion to approve by Doug. 2nd by Dan. The revised minutes from the October 2nd meeting were discussed. Motion to approve the minutes by Sue. 2nd by Molly. The motions were passed unanimously.

Water System Project Update (Jim)

- Water Right Recording Status. The remaining one surface water rights which needed to be amended and re-recorded, reflecting ownership from Alice Borchers to Timbrshor, has been completed.
- Timbrshor Water System Solution Draft Review. Slideshow presentation by Jim.
 - History & Background.
 - Water stats.
 - There are 31 non-compliant units (13 developed, 18 undeveloped-- assuming Mary Ann Rotondi's unit has removed the sanitation moratorium).
 - 17 compliant units.
 - 4 well sites identified. One is privately owned and already constructed.
 - Summary of recent activities including legal review and opinions from Worden Thane.
 - Hydrometrics provided an exhaustive review of alternative water solutions with a recommended comprehensive conceptual design.
- Water Project Next Steps
 - Board discussed possibility that compliant users that would like to "opt-in" may need to fully participate in the upfront costs to build new water solution (Well 4, Well 9, or hybrid surface option).
Board discussed possibility that undeveloped non-compliant landowners participation and upfront construction cost.
 - Participating owners (non-compliant and opted-in compliant users)
 - Individual water groups will need to raise and collect initial funds. Board Treasurer will handle cash management.
 - Meeting with Water Committee with presentation scheduled for Dec. 11th.
- Shoreline Project Update (Jim)
 - Phase One Improvement Project Update. Final survey summary.
 - 58% response from secondary survey. Slight change in the priority of the projects.
 - Project #1: Repairs to docks were performed (bill has not been submitted). Improvements were recommended but declined.

- Project #2: Boat Dock Ramp summarized by Jim. The goal is to pour concrete where the ramp precipitously drops, along with eliminating the “hump” in the ramp. This project will be funded by the Dock Fund.
 - The plan is for the Boat Dock Ramp to be more accessible and usable.
 - 90-day lakeshore permit process. To have construction begin by April/May, a permit needs to be submitted in late January. The goal will be for this to be accomplished and ready to be used by Memorial Day. Approximate cost: 12-14k. Motion to complete permit process by Doug, 2nd by Molly. The motion passed unanimously.
 - Paul completed the conceptual design for Phase 2. Jim proposed making a 2nd 5k milestone payment for Paul. Discussed. Motion by Doug to make payment, 2nd by Dan. The motion passed unanimously. After this payment, 10k of the contracted total 19k will have been paid.
- Kevin Roy issues
 - Draft policy violation letter reviewed with recommendations.
 - Sue will incorporate additional violations and comments. This will be emailed back to the board and then on to our attorney.
- Treasurer Update (Molly)
 - Status On Annual Due Collections. Eight owners are delinquent on paying annual dues. Molly will send follow-up emails to them. For next year, the board may need to incorporate strict guidelines and consider fees for late payments.
 - Update on new trash cans upgrade. The company’s rates have gone up considerably (600%) since our last quote. Molly was able to discuss this with multiple representatives from the company, and they agreed to honor the previous bid.
- Cole Deck Project Review (Jim).
 - The Cole's would like to add a small (14x12ft) deck on unit #309 (smaller unit on the North East side).
 - Design plan shared with photographs. Site lines will be unaffected. The current footprint for the unit is 600 sq. ft. Plan was reviewed and approved by the other 4 plex members.
 - Sue motioned to approve the Cole’s add-on deck plan—2nd by Dan. The motion passed unanimously (Jim abstained).

Other items:

- Water project financing. Doug will pursue other options for financing.
- The goal for the water project will be to have the DEQ provide the longest compliance window possible. Additionally, our understanding at this point, is once our water plan is approved, the moratorium will be lifted.
- Schedule for future meetings. Water Committee meeting planned for Dec 11th. The goal will be to provide a presentation to the HOA in early 2024 via Zoom.

Motion to adjourn by Dan, 2nd by Doug. The motion passed unanimously.