

## Timbrshor HOA Board Meeting September 25<sup>th</sup>

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

Call to order by Jim.

Approval of Annual HOA Meeting and August 28th Minutes

- The minutes from the August 28<sup>th</sup> Meeting minutes were discussed with a small change in verbiage. Motion to approve the amended minutes by Sue. 2<sup>nd</sup> by Dan. The motion passed unanimously.

Water Project Update (Jim)

- Surface Water Design Project (Update from Karl and Gregg, Hydrometrics). Hydrometrics work is in progress. Considerations were primarily focused on the northeast surface water design.
  - Loop system from one access point from the lake.
  - Will require a backup generator in case of power outage. The DEQ also requires a generator.
  - The water quality for our lake was reviewed and necessary filters with UV will be required. Chlorine will also be required.
  - Pilot system will be setup to demonstrate its effectiveness. DEQ will need to sign off once this is completed.
  - A small maintenance building is necessary. Location without blocking views will be essential.
  - Hydrometrics hopes to finalize its conceptual design by the end of October, and it will be presented to the board.
  - Incorporation of the surface water system for the NE portion into our well plan potentially will save 10-15% from previous proposals (just wells).
- Water Right Affidavit. No word back from our attorney regarding our final water right revision.

Shoreline Project Update (Jim)

- Phase One Survey updated and will be sent to members by the end of this week. Paul will be on for next week's meeting for an update on the Phase Two design. The project will certainly take into consideration mitigating likely future Lake water level issues. The previous budget considered 2-5k for patchwork that may be necessary during the new project construction.
- Boat Slip Lease Agreement Updates (Molly, Sue). In progress. Sue will incorporate Molly's additions.
- Boat Yard Usage Fee Discussion (Jim). The board felt that we needed a notice period prior to charging for storage in the boatyard. This will be for boats/trailers/sheds.

Kevin Roy Deck Expansion Request (Jim)

- The prior chairman may have given approval for a lower deck expansion request previously. It is uncertain if this proposal included an upper-level deck addition. Reportedly, a West patio was

built, but it never was presented or approved by the Architectural Committee. The current upper deck request will be deferred until further investigated.

- Site visit will be necessary prior to further action. Jim will do this weekend.

#### Kevin Roy Policy Violation Considerations (Sue)

- West patio, parking area, RV/Camper, renting policy without our refrigerator rules incorporated need to be addressed. Sue will gather more information and then begin drafting a letter.
- Kevin would like to work on a stairway to make Beach #1 more accessible. Jim him that this will require a comprehensive plan that will need review by his neighbors, the Board/Architectural Committee, and possibly the entire membership.

#### James O'Neill (408U) One Time RV Camping Request (Jim)

- Request reviewed but not approved due to our By-Law restrictions. Sue would be willing for him to use her cabin during the site inspection.

#### Trash Area Bear Mitigation Update (Doug)

- No word from Jamie from Fish Life and Park. Jamie would like to come up over the next two weeks and make some recommendations. Sue suggested the idea of purchasing a few bear-resistant trash cans that can be used during the early spring and fall seasons.

Molly will send out a reminder to members to pay their annual dues (\$2000).

Motion to adjourn by Sue and 2<sup>nd</sup> by Dan. Approved unanimously.

Next meeting scheduled for next Monday, October 2<sup>nd</sup>.