

Timbrshor HOA Board Meeting January 29th, 2024

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

Call to order by Jim.

Discussion and approval of November 27th, 2023 Minutes

- November 27th, 2023 Meeting Minutes were reviewed, discussed, and changes implemented. Motion to approve the minutes by Sue. 2nd by Molly. The motion was passed unanimously.

Water Project Update (Jim)

- Summary and follow-up discussion from DEQ call (Jim, Sue, Doug, Karl Kingery, Jackie Kuhl, Matthew Waite, Shawn Rowland, Diana Luke).
 - Six questions were submitted prior to the meeting. Jackie from the DEQ initiated the discussion, stating that the DEQ sees Timbrshor as a single Lot (this is incorrect, as this would pertain to the Developer. As the board, we do not serve as the Developer). This needs to be readdressed to the DEQ to clarify our position. Sue will draft an email to the DEQ.
 - The DEQ's responsibilities stop at the COSA. So once the COSA plan details water solutions for the 31 non-compliant sites (i.e. surface, well, or cisterns) and is approved, construction must be completed within 3 years. If construction is not completed in 3 years, we can reapply.
 - Lake County decides whether to lift our building moratorium. Whether it is after COSA approval or after construction is still to be determined. Sue will write a follow-up email to Diana Luke from Lake County readdressing this question.
 - DEQ eluded that water hauling for cisterns could be the responsibility of the owners. This contradicts our previous understanding from our engineers that it had to be taken care of by a state-certified water hauler. If true, this makes cisterns a possibility (previous discussion regarding lack of local state-certified water haulers) and possibility a more affordable option.
 - Since the cistern will need to be placed on common property, the board must approve the decision regarding its location.
 - This understanding will need to be clarified since it contradicts our engineer's understanding.
 - Once these details are clarified, we can address our membership.
 - Sue addressed that the *projected* cost of building the wells is too costly. Do we spend more money on determining actual costs at this time? The cost will ultimately be determined in the future once design and participating numbers are solidified. All numbers we have now are just estimates and do not lock us into any commitment with Hydrometrics. Cost savings and what company does the work will be decided in the future.

Shoreline Project Update (Jim)

- Phase One Improvement Project Update (Boat Ramp). Jim gave a quick slideshow presentation.

- Paul Bishop went to Lake County and the shoreline tribe to present the reconstruction of the boat ramp permit proposal. The details and illustrations included were impressive. The plan is to hopefully get bids from 2-3 companies so that once the permit is approved, we are ready to move forward with the project. The goal is to start reconstruction in the middle of May.
- Molly noted that the Tribe changed some of the safety regulations regarding shoreline.

Kevin Roy Letter

- A follow-up letter was sent answering Kevin's initial questions.

Treasurer Update (Molly)

- All annual dues have been paid except for Mark E.
- Update on budgetary items:
 - Water plan: \$15k Hydrometrics. Current expense: \$13,567
 - Worden Thane: \$5k. Current expense: <\$3k
 - Ground Expenses: \$21K. Current expense: \$10K. However, this is without any of our seasonal opening expenses.
- Molly proposed that all the different committees (ground and boat) submit their budget proposals well in advance (by our March meeting) so that a more representative projection can be presented at the HOA annual meeting. These reports should include details for the proposal/plan, along with suppliers (up to 3 bids if possible). All agreed, and Molly will email the committees.
- Other Topics:
 - The annual meeting date was set for Saturday, June 29th.
 - Dan will add old meeting notes on the website.

Dan motioned to adjourn. 2nd by Sue. The motion passed unanimously.