

Timbrshor HOA Board March 6th, 2024 Meeting:

- Approval Of prior Board Meeting minutes (All)
 - Review/approval of January 29th Meeting Minutes were reviewed, discussed, and changes implemented. Motion to approve the minutes by Sue. 2nd by Dan. The motion was passed unanimously.

- Water Project Update (Jim)
 - Discussed DEQ's lack of response to the Board's emailed questions coming out of the January meeting discussing the overall water plan. Jim will write a follow up email to the DEQ requesting their response to the emailed questions.
 - Discussed Lake County's requirements necessary to lift the moratorium from letters sent in January and June of 2009. Some of the items have been completed, specifically designating the maximum number of lots and locations, do not develop lots, and completing the septic system COSA rewrite.
 - We discussed non-compliant undeveloped unit participation in their assigned water system construction. Our attorney, Rob Erickson, reaffirmed his prior advice that we, as a board, cannot compel these individuals to pay the upfront cost of the water system unless such construction for an undeveloped lot is required pre-development.
 - Each owner must sign off on an agreed-upon approved water source that they plan on using in the future. Options include Cisterns, Surface (some areas), or Well. Such election will be tied to the deed of their property.
 - Cistern. Each owner who wants to use a cistern as a water source will need to have the Board approve its location/design(buried) since it will use common property. Water can be hauled in by the property owner (recently clarified by our engineers with the DEQ) or can be supplied by a state-certified hauler. Owner will be responsible for the logistics of providing water.
 - Estimated annual maintenance costs for each system will be included in the water plan presentation.
 - Jim will prepare and schedule a presentation for each of the two individual well water groups (#4 and #5/9) and the water committee.

- Shoreline Project Update (Jim)
 - Paul B. informed Jim that the water lake level won't be lowered as much as it has been in the past ahead of the upcoming Spring runoff. This is being done in anticipation of lower runoff volumes due to the lack of snowpack.
 - Spring boat ramp project update: The permit is still under review. Five contractors received our job proposal; however, only Brian McDonald's company has returned with a proposal (\$13,800 which is within the previously budgeted amount). Paul B. will double-check with the remaining contractors to elicit a bid. Jim will then notify the board in mid-March with a recommendation on how to proceed, final contract, and schedule.
 -

- Kevin Roy Letter
 - The board discussed the next steps based on K. Roy's and the county's lack of response/action. Sue will continue to follow up with the county and, if necessary, draft a formal letter requesting the County take action.

- Grounds Discussion (Sue)
 - Review and discussed request for the Community (Tom and Sue Roy) to assume responsibility for the procurement and application of tree patches in the hope of saving money. It was decided that we would get a bid with details (hourly rate, packet cost, etc.) from the new Forrester, Carrie Fahlgren.
 - Need for any other project costs with itemized details.

- Boat Slip Lease (Sue)
 - Sue will update our boat lease agreement to state that renters will not be allowed to use leased boat slips and that the owner's leased slip cannot be used unless fees are paid.

- Treasurer Update (Molly)
 - Mark E. still hasn't paid his annual dues. A lender is requesting information on Mark's unit within the HOA. Molly will contact Mark one more time to update him on the situation.
 - Our website maintenance fee with GoDaddy was overdue. Dan renewed for a 5-year subscription (\$1000, so \$200 annually). The board approved to reimburse Dan.
 - Molly will follow up with Dawn at Glacial Telemetry.
 - Other items: discussed notifying our community members that there will be a \$x? storage fee for any owners choosing to store their boats/trailers in the boatyard.

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