

Timbrshor HOA Board April 29th, 2024 Meeting

Approval Of prior Board Meeting minutes (Jim, Sue, Doug, Molly, and Dan).

- Review/approval of April 1st, 2024 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)

- Jim reviewed plan for Saturday's water groups discussion and presentation.
 - Jim proposed that if no response is received by June 18th, then unresponsive owners will be assigned to the water source to the individual group's decision.
 - Individual group leaders will follow-up with individuals that no response has been received.
 - Compliant owners: if no response is received, then it will be assumed that they will continue with their compliant water source.
 - Once owners' decisions are obtained, follow-up well group meetings will occur to finalize the selected water source. Hydrometrics will create finalized plans. Each member will then need to communicate whether they will fund now or later. Plans will then be sent to the DEQ for the COSA rewrite. The clock will begin to complete in three years. In conjunction, we will seek relief from the county's moratorium.
 - We will need to file for an FRWMB drilling permit once available. Timing is critical since our previous 3-year extension granted from the DEQ (HEI Hafferman) has already begun close to 1 year ago.
- Board approved Sue's previously prepared the two Water Forms that will be sent out after Saturday's meetings.
- If individual owner believes that the State's water right designation is incorrect, he/she will need to reach out to Shawn Rowland.

Building Moratorium Update (Dan)

- Several required ground's related issues from the county's list of requirements have not been addressed. These include a few remaining tree stump removals, and more importantly addressing, two rock overhangs. Dan has reached out to Blake to see if any other actions or information is available.
- Emergency plan/fire department letter is the most important missing item. Doug has checked with two individuals from the prior fire department, but neither had any information or awareness of any document that had been granted. Doug is going to follow-up with the current fire chief.

- Roads update requirements have been waved according to the County's 2009 follow-up letter.

Shoreline Update (Jim)

- Plan
 - 3 slips can possibly be modified for use during low water surface level. The owners that lease these slips will be contacted.
 - Request to extend ladder
 - Storage areas for Kayaks/canoes/paddle boats discussed. Proposed storage racks for the two marinas. Will monitor how these two racks are utilized and shared.
 - Owners in the area will have first use of these racks. Expectation will be that when items aren't being used, owner will remove and keep at their unit.
 - Marina 1 rack will require gravel fill(3k).
 - Beach 2 buoy will be moved out. Beach 3 buoy will be replaced & 4 buoy will be added.
 - Storage yard discussion. At this year's annual meeting, a charge for off-season boat/trailer storage will be \$300. The board discussed a future charge for storage units, but nothing was finalized.
- Boat Slip Lease update (Dan)
 - Most boat slip leases have been signed. Payments starting to arrive to Molly.
 - Jay is again subleasing his slip. Dan will communicate with Troy to see if he will sublease it again.

Kevin Roy Update

- Kevin emailed the board that he is working with the county changing/revising his cabin designation to 3 bedrooms rather than 4 bedrooms. County hasn't responded to Sue's letter.
 - Jim will respond to Kevin's email. Sue will finalize her letter to the county.
- Sue proposed refrigerator rule regarding number of renters limited to 2 renters/bedroom allowed in a cabin. Discussed logistics and feasibility. Will hold off on implementing. Dan will call Kevin and discuss the importance of the county's reassignment of his unit to 3 bedrooms rather than 4 bedrooms.

Treasurer's Report

- Molly reviewed working budget via share screen.
 - On track for our budget, however as the season begins, we may be slightly over. Caryl Cox is working with Republic Garbage to keep costs down. Grounds budget low, however, with new tree service may put us over. Legal on track.

Hydrometrics has a few upcoming minor bills. Jim will contact Hydrometrics for bid on COSA rewrite. Worden Thane expenses should go down.

- Molly will separate out the dock fund vs. general fund. Molly is concerned that with expenses going up, the maintenance fee may need to be increased slightly. Molly will evaluate further and readdress at our next meeting. Majority of our budget is going to the water plan.
- Expenses will continue to be paid until the COSA rewrite is completed. Expenses going forward with the design phase and construction will be paid for by the individual water groups.

Annual meeting

- Agenda

- Water plan will be the major discussion.
- Budget. Will need budgetary details for upcoming year, particularly with the grounds committee.
- Crystal is planning/working on the annual potluck. Sue will reach out to help again this year.
- Board Member expiring terms. Sue is planning on rerunning. Doug is willing to not rerun, if there is a member that is committed to the water plan, possibly from Well 5/9 group. Special thanks to Doug for serving on the board for more than 20 years. Sue will reach out to several members.

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