

Timbrshor HOA Board May 29th, 2024 Meeting

Approval of prior board meeting minutes (All)

- April 29th minutes were reviewed, and additional comments were included. Motion to approve by Sue. 2nd by Doug. The motion passed unanimously.

Meeting with Kevin Roy.

- Kevin requested that the board and/or community have an orientation of expectations and review of the refrigerator rules. This will hopefully prevent future misunderstandings. Kevin informed the board that his license for his unit has been updated to reflect three bedrooms.

Water Project Update (Jim)

- Water project questions from members.
 - **Cisterns.** Hydrometrics confirmed that the state recommendation is that cisterns be buried. In addition, cisterns may inhibit neighbors' line-of-sight views. Therefore, the expectation will be that cisterns be buried or located in a developed unit. Jim will forward the email to the community with the state's recommendations.
 - **Water Rights.** Worden Thane clarified the understanding of our water rights, specifying the rights attached to each individual pump and its owner.
 - Acher/Swindlehurst will need to move their water intake from Beach 4 and connect it to the water intake of Rotondi/Fordahl/Schwank.
 - The Points of Diversion (P.O.D.) is connected to the pump in the ground, the number of units it is designed to serve, and the acre-ft associated with that water right.
- Water group 4. No further updates.
- Water group 5/9. Follow-up constructive meetings have occurred.
- Dan summarized the 11 water notices that have been received. Currently, only 1 owner is opting for the cistern. He will email a summary sheet with responses to the board.
- Worden Thane discussed with Jim the status of legal issues regarding water rights and the water compact.

Lifting of Moratorium (Dan)

- Fire protection/Emergency Access Plan requirement.
 - Tom Roy had been involved in previous efforts to establish an emergency plan and fire truck access. He is unaware that the board has ever completed or received an approval letter.
 - Doug has contacted the fire department's assistant chief of staff, Bryce Munch. He said he would be willing to write a letter to help us complete this requirement. He will contact the current fire chief, Burland, to confirm.
 - We will need to clarify the need for 3 water pumps (stolen from our shed). Art Nichols has replaced the hoses. Doug will clarify with Bryce.
 - One of our water rights is designated for fire protection.
- Jim has summarized the 5 requirements that the county has imposed on us. Of these 5 requirements, 3 have been completed. These completed requirements include the unit development plan, plat submitted and accepted, and wastewater. The two remaining items are roads/emergency access and obtaining our new COSA rewrite. Once these last two items are obtained, the board will then go to Tiffani at the County Planning Department to confirm that we

have met all of their requirements. Ultimately, the hope is that the county will then lift our building moratorium.

Treasurer Update (Molly)

- Molly shared her screen and reviewed the current and proposed budget for next year.
- Water/Grounds Budget
 - Hydrometrics estimated that for well design finalization, it would be roughly 10k per group (20k total).
 - Legal work. This year went slightly over budget. Next year will probably be the same amount.
 - Drilling of the well will be the responsibility of the individual well group.
 - Grounds Budget expenses should be similar to this year (20k).
- Molly expressed concern that for many years, our association has exceeded its projected budget and has “loaned” money from the dock fund. It is important to have a realistic budget, pay off the dock fund, and build up a reserve for the future so that we are prepared for any unforeseen expenses.
 - Molly is drafting a letter to the community addressing this issue and the budget. (Hopefully, it will be submitted to the community during the week of June 17th.)
 - The board discussed potential resolutions and estimated that a \$250 increase in our annual maintenance fees would achieve this goal, resulting in a \$10,000 reserve.
 - In 2022, it was projected that annual due increases would be required for the next 4-5 years to address the water project. Last year, we didn’t increase dues. Molly pointed out that if we had a management company, our dues would be considerably higher.
 - Dues for non-developed lots will also go up.
- All annual dues have been paid to date.

Kevin Roy Letter (Sue)

- With the resolution of his property being listed as a 3 bedroom, no further work is necessary. Doug, our exiting Emeritus board member, gracefully accepted taking on Kevin’s suggestion of someone in charge of welcoming and introducing our future community members (with details of our bylaws and the refrigerator rules).

Orientation for new members and guidelines for renters

- Dan proposed that with an increasing number of owners renting their units, some expectations/guidelines need to be communicated and/or signed off by the renter. This will be communicated at our annual meeting.

Shoreline Project Update (Jim)

- Jim has requested approval to have the builder pour gravel for Marina 1 Storage. Jim will get the final numbers and send the information to the Board for approval.

Annual Meeting (All)

- We discussed an agenda that will be similar to last year, except the shoreline committee will be a simple report.
- Jim feels it will be important to have a grounds expert come in and give a brief description/plan for addressing the multitude of issues. He will communicate with Blake to develop a plan.
- Board positions.

- Doug is retiring after more than 20 years of serving on the board. We'd like to express our gratitude to him.
 - Lorin Peterson has agreed to run. Other candidates can be nominated at the annual meeting. If the position is contested, Dan will have ballots available.
- Sue is rerunning for her position. Likewise, other candidates can be nominated at the annual meeting.

Refrigerator Rules

- No 12. No paddle boats to remain on the beaches. Proposed and approved to change verbiage to personal equipment.
- No. 17. Parking under development. This will be removed.
Sue will make changes and send them to Dan for incorporation into the document.

Community Potluck/BBQ

- Crystal is still on board for organizing. Sue will touch base with Crystal and relay this to Jim.
- The potluck will be in the late afternoon.

Other items:

- The board discussed the potential implementation of a late fee schedule due to delays in HOA annual due payments. If this issue persists, the consideration of late fees will be further evaluated.
- The next meeting will be Monday, June 24th.
- This year's annual meeting will be at the newly renovated Library. Jim will provide the equipment for our Zoom meeting.
- At the annual meeting, there will be a demonstration on how to open our new trash cans.

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