

## Timbrshor HOA Board October 28th, 2024 Meeting

**Zoom Attendees:** Jim, Sue, Lorin, and Dan

### Approval of prior board meeting minutes (All)

- September 30<sup>th</sup>, minutes were reviewed, and additional comments were included. Motion to approve by Sue. 2<sup>nd</sup> by Lorin. The motion passed unanimously.

### Water Project Update

- **Well Group #4:** No significant progress since the last meeting.
  - Plans to obtain information from engineers to assess operation and maintenance cost comparisons, especially considering the potential for only six or seven units being on the system for the foreseeable future.
  - Continue work with members on who will participate in operations and maintenance costs.
- **Well Group #5/#9:**
  - Challenges in securing commitments from members until recent legal concerns are addressed.
  - Jim presented slides on different scenarios and costs. Discussion on the financial implications for participating units, with estimates ranging from \$80,000 to \$100,000 per unit.
  - Members noted the need for collective participation to make the project financially viable.
  - A meeting with engineers is scheduled for this Friday, 11/1, at noon (central time) to discuss detailed design, maintenance, and operational costs.

### Lifting of Moratorium

- **Fire Chief Communication:** Dan had a discussion with Fire Chief Brent Berlin regarding our needed letter. He is positive that he will be able write the letter, although wanted all necessary emails reforwarded to him again.
  - Dan will continue efforts to establish communication to proceed with necessary steps.

### Treasurer's Update

- **Annual Dues:** As of the last meeting, 65% of owners had paid their annual dues. Molly will provide an updated report upon her return.
- **Late Payments.** Discussion on implementing consequences for late payments, such as a 10% fee for dues not paid by Nov/Dec. 30th. Decision deferred until the next update on payment statuses.

### Trash Considerations

- **Bear-Proof Enclosures:**
  - Jim observed effective bear-proof trash enclosures at Finley State Park. The design is simple and aesthetically pleasing. It has an electrical fence(only on the top) supplied by solar panels.
  - Plans to measure the enclosures and consult with fencing contractors for potential implementation. Lorin will contact contractor who has done these kinds of enclosures,

as well as, coordinate with Republic Services to ensure compatibility with their equipment.

### **Open Discussion**

- **Short-Term Rentals:**
  - The Armstrong unit is close to being sold; several potential owners have inquired about using it as a rental property. Emphasis on the community's design as owner-occupied and the importance of adhering to community guidelines.
  - Discussion on providing new owners with a comprehensive information package about community rules and expectations. Doug R. has stated he would like to take on this responsibility.
- **Emergency Tree Removal:**
  - Recent windstorms necessitated emergency removal of hazardous trees. The cost amounted to \$8,000. Consideration of a special assessment to cover future unexpected ground expenses.

### **Legal Discussion**

- The board moved into an executive session (Lorin left the call) to discuss recent correspondence from the law firm regarding Well Group #5/9.

Sue motioned to adjourn, 2<sup>nd</sup> by Dan. The motion passed unanimously.