

Timbrshor HOA Board September 10th, 2024 Meeting

Approval of prior board meeting minutes (All)

- June 24th, minutes were reviewed, and additional comments were included. Motion to approve by Sue. 2nd by Dan. The motion passed unanimously. Zoom participants: Jim, Sue, Lorin, and Dan.

Water Project Update (All)

- Discussed progress by each Well Group in selecting their water sources and developing a draft framework for the financial terms and conditions.
 - Well Group #4 has made some progress with developing a financial draft for terms and conditions.
 - The board reviewed the draft with some additional feedback. Sue will communicate back with the well group.
 - Nearly all non-compliant undeveloped owners indicated financial participation at the time of the initial construction.
 - Well Group #5/9: Lorin summarized discussions, considerations, and concerns by some owners, which has ultimately led to little progress.
 - Jim presented a possible option from our engineers: each well site 5 and 9 will be evaluated as possible individual multi-user wells; Well #5 would be the NE owners, and Well #9 would serve the center of the community group. Should the compliant owners' wish to participate, this configuration would possibly decrease the owners' costs.
 - Each well would have a small pump house and a different main line.
 - This proposal will be presented to water group 5/9 leaders in the upcoming meeting this week. Well Group #4 evolving financial terms draft will also be presented.
 - Discuss the next steps on Well Group decisions, timelines, and design activities.

Water/Waste Water Delinquent Report

Tom Cox has received 2 notices from the state regarding a delinquent annual financial report for our water/wastewater district. Reportedly, penalties have been assessed. This most likely is in error since this entity is defunct. Sue will contact the state to find out more information.

Lifting of Moratorium (Dan)

- The letter from the Lake County Fire Department hasn't been received. Dan has sent Doug R. the County's letter with imposed requirements for us to be signed off by the local fire department. Dan formed a letter template for Fire Chief Burland to use. Jim/Dan will follow-up with the fire chief if nothing is received.
- Once this letter is obtained, the documentation will be merged, and Molly will write a letter requesting the moratorium be lifted.

Treasurer Update (In Molly's absence, Jim relayed Molly's comments)

- All the bills received at the end of the year led to an 8k over-run of last year's budget.
- Dues collection so far: 30% received which is fairly typical. Molly will send out reminders for due collection next week.
- Molly will work on end-of-season charges regarding trash service and porta-potty pulled.
- Grounds: Jim discussed with Blake.

- Multiple additional trees have been downed that had to be removed by Dennison.
- Forestry work on Nicole and Mary Ann's undeveloped lots will need to be addressed, primarily downed cut-up trees that haven't been removed. Dennison will be notified and may need assistance from McCrumb.
- The forestry team has warned that the number of lost trees due to the metallic borer beetle on Finley Point could be substantial. The budgetary estimate may need to be adjusted.

Shoreline Project Update (Jim)

- Tabled until later due to our focus on resolving the water issues.

- Open (All)
 - September 21st^h will be the date for pulling floating/swim docks and buoys. Any help would be appreciated.
 - No October burn planned.

Sue motioned to adjourn, 2nd by Dan. Motion passed unanimously.