

Timbrshor HOA Board June 24th, 2024 Meeting

Approval of prior board meeting minutes (All)

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

Water Project Update

Jim Discussed the summarized results of the first Water Notice and reviewed the various questions received.

- Discussed initial Water Rights/Points of Diversion data for Compliant Units. Jim clarified each water right with our attorneys.
 - Swindlehurst and Acher's pump off of beach #4 will need to be relocated and connected to the same water pump systems currently used by Rotondi, Fordahl, Schwank.
 - Reportedly, the only water right in jeopardy will be the one currently designated for fire protection.
- Discussed the next steps on Well Group decisions, timelines, and design activities.
 - Each well group must meet and decide on their water source.
 - The next step will be to create policies around how to manage non-compliant, undeveloped, and compliant users who want to join later, i.e., fees, penalties, and structures that will accrue over time. Jim will share Kevin Roy's fee proposal/structure as a template to work from. This will be sent out after the annual meeting.
 - After the fees, penalties, and terms are established, we will send out a second water notice in which they can indicate their commitment to how and when they want to participate.
 - Once everyone has submitted their decision, the detailed design work can be finalized with Hydrometrics. Bid work can then begin from drillers.

Lifting of Moratorium (Jim/Dan/Doug)

- We reviewed the plan for discussing the moratorium at the annual meeting. Jim will provide two slides, and Dan and Doug will provide an overview of what has taken place and what is still necessary.
 - The primary outlying issue that needs to be resolved is a sign-off letter from the fire department (our understanding is that this will also meet the requirement for road access).
 - Doug will meet with the fire chief this week before the annual meeting to discuss obtaining the letter with verbiage addressing all the county's demands. We will need clarification on the need for three pumps. Art Nichols has replaced the hoses.
 - Once we obtain the letter from the fire department, Molly will collate all of the information and write a letter addressing each of the points. Our goal is to send/present to Tiffani at the county planning department (before our Water COSA rewrite) and confirm with documentation that all requirements so far have been met.

Treasurer Update (Molly)

- Molly presented the proposed budget and report for next year. Over the past few weeks, multiple bills have been submitted indicating that we exceeded last year's proposed budget (we didn't repay the proposed dock fund amount).
 - The annual dues for next year will increase by \$250 (\$2250 for developed lots and \$950 for undeveloped).
 - Molly estimates legal expenses will go up over the next several years.
 - The goal for the budget is for it to be very realistic since, over the last several years, we have exceeded our proposed budget by borrowing from the dock fund. This will also help establish future financial stability.
 - Income from boat yard rental storage isn't included; see below for next steps.
 - The shoreline expenses are coming out of our dock fund.

Shoreline Project Update (Jim)

The special project for leveling the area in Marina 1 with gravel and installing the storage rack was put on hold since these monies were initially supposed to come from a special assessment fee rather than from the dock fund. This project will be included in Jim's presentation, and input will be solicited from members.

- Molly proposed sending a survey after the annual meeting to reassess members' interest in the different projects. Molly can send it out as a Google form.
- Boatyard storage fees were discussed. It was decided to table this issue to further discuss it with the community membership (Doug motioned/Molly 2nd). The motion passed unanimously.

Annual Meeting (All)

- Discussed and finalized the annual meeting agenda. Dan and Sue will help check-in, address list updates, and determine if a quorum has been met. Jim reviewed the plan for presentations and reports.
- Discussed the process for expiring Board Member terms, the election of officers, and confirming known nominations. Each board member position will be elected separately. Dan will have ballots ready to pass out in case of multiple candidates.
- We plan to Recognize Doug for his long, successful tenure as a board member. Doug will officially nominate Lorin Peterson.
- Dan will have printed agenda documents, old minutes, and the Chairman's Report.
- Sue will bring water for the meeting. Jim's daughter, Rebekah, will attend the IT and zoom meeting.

Community BBQ(All)

The Aults will provide the food for the BBQ. Special thanks to them. Sue will pick up the beverages. All plans have been finalized and will take place at 6 p.m.

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