

Timbrshor HOA Annual Meeting Minutes (Draft until 2025 Annual Meeting)

Call to Order. Chairman Jim Cole called the meeting to order at 10:06 a.m.

Establish Quorum. Dan Novinski advised that a quorum existed for the meeting. Proxy vote was given by Weidner to Roy(K). Those attending in person or by zoom: Acher, Ammons, Ault, Borchers, Borchers-Michione, Brooke, Cobb, Cole, Cox, Elliott, Esvold, Fordahl, Johnson, Korell, Lewis, Manning, Manning(M), Mead, Moreland, Nelson, Novinski, O'Neill, Peterson, Rotondi(D), Rotondi (M), Roundtree, Roy (K), Roy(T/S), Nichols, Steck, Schwank, Swindlehurst, Tillinghast, Whitcomb, Wilson.

Approval of prior HOA Annual Meeting Minutes of July 24th, 2023

- There being no questions about the minutes, motion to approve by Blake Johnson. 2nd by Caryl Cox. The motion passed unanimously.

Chairman's Annual Report

Jim summarized the board's continuing goals, with water being the most important. Modernizing our governing documents has taken a back seat to our more pressing matters. Jim presented his report with updates on the steps to resolve the water issue.

- Jim discussed initial Water Rights/Points of Diversion data for Compliant Units. 31/48 units are non-compliant (13 developed, 18 undeveloped) and 17 compliant units. Our attorneys have confirmed that our surface water rights are filed correctly with the state. Four of the five surface water rights for Timbrshor are used for domestic consumption; one is designated for fire protection. Jim will inquire if any steps can be taken to preserve our 5th water right designated for fire protection. Starting at some point in 2025, the DEQ, Water Court, and FRWMB will likely undertake a review of all water rights in the Flathead Basin.
- Our subdivision has not been able to obtain a drilling permit since the FRWMB has not approved a subdivision drilling application and process. During this time, the board has been busy exploring all the options for our community to obtain a cost-effective solution for our water system deficiencies.
- Jim summarized the results of the water notice in which owners indicate which source they wished to select, either cisterns, well, or other source selection. A more detailed summary will be forwarded to each of the designated water group leaders. Jim discussed the next steps on Well Group decisions, timelines, and design activities.
 - Each well group must meet and decide on their water source. Goal August 10th.
 - 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 from which to work. If further questions arise from each water group, arrangements can be made to discuss with our engineers.
 - 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. COSA rewrite application can also be made.

- Once the COSA rewrite is approved, the state gives us 3 years to complete, or we will have to refile. If the wells haven't been drilled for test purposes by May, 2026, we will need to refile.
- Expenses for the water system planning process through the COSA rewrite is shouldered by the HOA. Once approved, construction expenses will be paid for by the well groups.

Lifting of Moratorium (Jim/Dan/Doug)

- Dan and Doug reviewed the plan necessary to lift the moratorium imposed by Lake County. In response to our inquire about lifting our moratorium after our water issues, the county resent a detailed letter that was originally sent to the association in 2009.
 - The letter detailed the need for solving our septic/water issues, specifying total units with designated plats, and roadway and fire protection plan
 - Aside from resolving our water issues, the primary outlying issue that needs to be resolved is obtaining a sign-off letter from the Finley Point Fire Department. Doug has been in contact with Brent Burland, the Fire Chief, and Bryce Munch, Assistant Fire Chief. Both have indicated that they will have no problem writing a letter for the association.
 - We will need to obtain three low pressure/high volume water pumps (previous pumps were stolen), hoses, and nozzles. Art Nichols has already replaced the hoses.
 - Doug plans on meeting with Brent to solidify all details.
 - Once we obtain the letter from the fire department, Molly will collate the information and write a letter addressing each of the county's requirements. Our goal is to send/present to Tiffani Murphy at the county planning department (before our Water COSA rewrite) and confirm with documentation that all requirements have been met.

Shoreline Project Update (Jim)

- Jim provided an overview of shoreline activities, which have been limited due to prioritizing water issues. Shoreline expenses are paid from our dock fund.
 - Boat ramp has been improved to allow for better lake access across varying water levels.
 - Docks/floats/railings have repaired. Three No-Wake Buoys will be installed and moved out to safeguard the shoreline and swimmers. Since we allow McCrumb to use our boat ramp in the off-season, his company installed our buoy anchors at no cost.
 - Boatyard storage needs to be minimized. Although, charging fees has been discussed, this will be revisited in the future before moving ahead.
 - Floating Docks have been launched with special thanks to Art and Jill and small crew.
 - Phase II which will entail expanding our marinas and increasing boat slips and capacity has been postponed until after the water project has progressed.

Treasurer Update (Molly)

- Molly presented the proposed budget and report for next year via a handout/slides/email.

- Annual dues will rise by \$250, bringing totals to \$2,250 for developed lots and \$950 for undeveloped lots, due by September 30th. Payments can be made by check, mail, or PayPal.
 - The increase reflects unexpected costs last year, largely from the water project and grounds work, which led to budget overruns. As a result, the dock fund was not reimbursed, leaving an outstanding balance of \$28,000.
 - Molly estimates legal expenses will go up over the next several years.
 - Annual dues increase is directly related to the increasing engineers/legal expenses for the development of our COSA rewrite. These expenses are all for the improvement and betterment of our community, in particular, by removing our building moratorium.
 - Grounds expenses and fire protection need to be reflected community wide. Nicole voiced frustration that her and Mary Ann's lots haven't received the same care.
 - Jim reiterated that the board is trying to keep costs to a minimum. Recognizing this has been possible only with the help of our community members volunteer assistance.
 - The budget aims to be realistic, given past years' overages that required borrowing from the dock fund. This focus will help build financial stability.

Grounds Committee

- Caryl Cox highlighted issues with trash cans attracting bears, with "bear-proof" tubs being breached. The board will look into alternative options and reminds residents to secure chains, delay trash disposal until close to Tuesday morning, and break down cardboard boxes.
- Blake discussed in detail tree diseases and weed management. Patches have been installed on trees to combat Fir and Pine Bark Beetles, though no treatment currently exists for the Metallic Boring Beetle, which has led to significant tree removals this season.

Election of new board members

- Two board positions were up for election. Doug Rotondi, after over 20 years of service, stepped down, with thanks extended to him. Nominations included:
 - Lorin Peterson for Doug's position as Member at Large, nominated by Doug.
 - Sue Roy to continue in her current Member at Large role.
 - Both nominations were seconded by Caryl Cox, and without additional nominations, both candidates were unanimously approved by acclamation.

Other items:

- Refrigerator Guidelines: Members are reminded to communicate refrigerator rules to guests and renters to maintain order.
- Community Dinner: Appreciation was extended to Troy and Crystal Ault for hosting the community dinner at the four-plex at 6:00 p.m.
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Adjournment: Doug moved to adjourn, 2nd by Sue. The motion passed unanimously.