

April 11, 2018

Spring has finally arrived and a new season is upon us. Attached you will find the annual lease documents associated with your assigned boat or personal water craft (PWC) slip. Please send your signed contract to Dan Novinski and payment to Dan McCarthy (addresses included at the end).

You will notice that the annual fees have increased over prior years and as such, wanted to explain why the increase now and most likely in the year to follow. As you are likely aware, we work hard as an Association to maintain the quality of life everyone enjoys here on our corner of the lake by continuously doing maintenance and routine care to ensure we are able to get the maximum life out of the investments made, including the docks, sun deck seating areas, and walkways. Most years our various volunteers from the community serving on the Dock Committee are able to make sufficient repairs to extend the life of the infrastructure but at a certain point, it does become necessary to do a much more extensive replacement effort.

We have finally reached that point for the docks, seating areas, and walkways. Though certainly worse in some areas, nearly all of our underlying structure for these have significantly rotted out and can no longer be simply repaired. We have identified a multi-phase approach starting with the most critical of the areas (the stretch from the sun deck along the rock face below the Rose's unit out to the slip area) which will be phase one. Current bids range from \$30,000 to \$40,000. Phase two will involve the seating areas/sun deck area and walkway which will run over \$20,000. Phase three and four will involve the work on the actual slips themselves for which we have not received estimates. Thus there are significant costs ahead that the current fund of \$56,426 will not be able to cover.

As such, the Board discussed options during our April meeting and determined that we needed to increase this years boat slip and PWC slips to \$500 for boats and \$250 for PWC's, up from \$300 and \$150 respectively. We also discussed increasing the costs again in the year following to \$600 and \$300 to similarly build up the necessary funds. Depending upon the rate of decline in the underlying structures, we may need to accelerate the process of replacement, something we will discuss further at the Annual Meeting on June 30th of this year.

Certainly there may be further questions regarding the upcoming replacement projects, annual costs, and such. Please don't hesitate to reach

out to any member of the Board so that you have the information needed and are aware of the challenges ahead.

Please sign and send the enclosed lease:

Dan Novinski
2321 Stagecoach Road
Grand Island NE 68801

Please send your payment to:

Dan McCarthy
20104 North 97th Place
Scottsdale, AZ 85255

Sincerely yours,

Timbrshor HOA Board