

## **Timbrshor Dock Committee Report**

The Timbrshor Dock Committee has continued its work and stewardship of one of our community's most prized assets, that being our expansive shoreline, unique low water boat launch, and natural/man-made marina infrastructure. As noted over the past number of years, we have been focused on the planning and refurbishment of a number of these assets in order to accommodate the replacement of aging infrastructure, meet current community needs, and provide intentional consideration for future requirements.

### **Shoreline, Marina, Boat Launch, and Walkway Refurbishment Project Background**

As stated in prior updates and discussed during several of the previous Annual Homeowner meetings, our shoreline assets are used by nearly all of our community members in some fashion to access the lake, safely launch, operate and store powered and non-powered marine equipment, and enjoy our various beaches, swim areas, walkways, vistas, and more. These assets have served our community well since its founding, but they do require regular maintenance and periodic upgrades to ensure they are ready for use, safe and effective, in order to meet the demands/expectations of such assets.

In the Fall of 2018, we began a series of refurbishments for those areas in greatest need starting with our walkway along the rocky cliff in our South Bay. We next moved to the refurbishment of the aging Sun Deck, repairing and refurbishment of the boat tie up area along the Sea Wall, and concrete repair work for the boat launch and Sea Wall. Following those we completed refurbishment of the six sections that make up the floating dock portion of one of our marinas.

### **2021/2022 Updates**

Starting in the Fall of 2021, we moved to the next phase of planning with a focus on the development of a holistic, community-wide shoreline master plan in order to carefully consider our needs today and into the future for a diverse mix of demands from swimming areas, beaches, boat launching, storage of non-powered equipment (such as stand-up paddleboards, kayaks, etc.), and redesign of marinas to accommodate our wide range of powered and non-powered craft that require safe, functional, accessible moorings.

In order to accomplish this important planning work, we noted during last year's update at the Annual Homeowners meeting that we would be working to locate a professional planner who had the experience, credentials, and vision to guide our community thoughtfully through such an important project given the diverse mix of uses both today and going forward. We noted that once such a planner was located, we would begin a process to intentionally involve the community to ensure we get everyone's input, needs, wants, and desires pulled together in a transparent and community-involved process. Since the Annual Homeowners meeting last year, we worked to solicit proposals from up to three qualified firms in the Flathead. This

resulted in two formal proposals that each provided an approach for guiding us through the planning process.

Unfortunately, as things would have it, after many months of meetings, proposal review and selection processes, each of these firms ultimately ended up withdrawing from the process either for credentialization/capability issues in one case and in the second, a decision to suspend this part of their practice. Thus, the Dock Committee has restarted the search process in the last few weeks having to broaden our search outside of the local area to a wider regional area with conversations underway with firms in Montana, Idaho and Washington who perform work in the Flathead. It is our hope and intent to secure new proposals, complete the review process, and retain a firm to conduct the planning work starting in late Fall of 2022. The actual timing of future refurbishment and construction work, costs of such, etc. remains uncertain at this time though the continued decline of our infrastructure requires that we move with intentionality (not to mention many of you have noted a need for improvements to our facilities from launching to mooring to storage).

### **Community Reminders**

We would ask all members to please be aware and sensitive to how you place, store, move about and operate some of your powered and non-powered equipment. Be considerate to how and where you store your stand-up paddle boards, kayaks, and more given our physical limitations on places to keep items during the season. Also, be sure to be sensitive to your use of the boat launch as we enter our active season such that you vacate the area immediately after safely launching your equipment. And speaking of that area, please keep in mind it is a very active and yet space limited area in the North/East Bay in terms of vehicle access, parking, and noise impact to member homes. If you don't live in that immediate area, please look to load up using the sea wall area and then store your vehicle in the board yard rather than take up homeowners personal parking areas. Thanks for taking care of and being considerate of others in this regard.

The Committee and I always welcome additional participants and input from each of you, so please don't hesitate to reach out to Holly, RJ, Troy, Jim (Cole), Jim (Payson), Tom (Cox), Bill, and Doug at any time.