

Timbrshor HOA 2024 Chairman's Report

In last year's Chairman's Report, I noted the substantive goals and objectives that the Board and I outlined at the start of my term. I'm pleased to report that many of these have progressed and/or been completed, though not all. Those original goals and objectives included:

- Complete Holistic Review And Reconsideration Of Water System Plan & Approach
- Begin Development Of A Shoreline Master Plan
- Improve Community's Financial Stability
- Modernization Of Community's Financial System
- Begin Development Of Modernized Governing Documents

Those were quite an aggressive set of goals and objectives, considering the Board is 100% made up of volunteers, many of whom have full-time obligations, extensive professional responsibilities, medical and personal challenges, and all live remotely from Timbrshor. The Board and I have worked hard towards nearly all these goals and objectives in the last few years, meeting monthly (and periodically more often depending upon working committees), as well as addressing numerous items of normal and one-off Community needs which arose throughout the year. This year was no different than last as the items addressed by your Board throughout this year have been complex and required hours of consideration, discussion, historical research, consultation with outside expertise, and innovative solutions. I think the hallmark of this year has been bringing the water system planning forward to a point of readiness for Owners to be able to make key decisions regarding how we proceed forward and prepare us to begin the detailed (and final) design work followed by the beginnings of actual construction.

Water System

Completing the design and development of a functional water solution for Timbrshor remains this Board and our Community's top priority. It is our most complex issue to resolve given the nature of the situation, its history (dating all the way back to the original Developer's failure to perform), the governing regulatory bodies, and the need to secure a solution that has considered all reasonable alternatives, is the best we can devise cost wise to build, is realistic and reliable for serving our part-time Community, and manageable to maintain. With 31 DEQ-designated non-compliant sites (17 of which are undeveloped) in our Community that need an approvable water solution, securing a solution is absolutely necessary. At last year's Annual Meeting we committed to furthering the work on ultimately reaching a viable solution. Here are a number of updates:

Water Committee: Last year, we formed a Water Committee made up of members from each of our impacted/vested segments (those who are compliant and non-compliant, developed and non-developed). This group of Community members (Holly Giarraputo, Lorin Peterson, Mike Cobb, Tom Roy, and Dan Novinski), along with myself, continued to work this year starting in December as the various Water Source alternatives (well, surface, cisterns) were presented by our Water Engineers and as we prepared to brief the Community in the Spring regarding the overall water project, the various alternatives now available to owners, and confirmed the immediate next steps. This Committee will continue its work both within their respective Well Group's and holistically as we progress through the current process of determining who is participating in the water system development, which of the available water source alternatives

will be selected and prepare to start the important detailed final design phase during which our best estimates of actual costs and buildout plans, timelines, and State approvals are developed.

Water Source Alternatives: As discussed in the detailed Community briefing earlier this Spring, we have confirmed three alternatives for the designated non-compliant units to receive water. These are cisterns, wells, and/or surface:

- Surface Water as a supply source in a Community setting such as ours requires us to meet various State and Federal water quality regulations and as a result, the systems to be used would be complex in their design, challenging in their operational requirements (including daily reporting by certified water engineer), mandate usage of chemical (chlorine based) treatments. We were able to devise a design alternative using surface that could be approvable and, while slightly lower in cost to build in certain areas of the Community, these systems are much higher in operating costs such that overtime we wipe out the construction savings fairly quickly.
- Cisterns (or water tanks) were evaluated and are an option given they are cost effective (as compared to the Surface Water or Well Water) to build however, once installed, do necessitate quite a bit of Owner effort to find a PWS-compliant source from which to purchase water, haul the water, and manage the continual cleaning and maintenance. The cisterns themselves present a construction challenge to ensure they are protected from freezing.
- Wells have been and continue to be the leading source for our Community solution, despite the higher construction costs, given the anticipated reliability and lower operating costs. We have three approved locations (#4, #5, #9) for which drilling permits can be applied once the Flathead Reservation Water Management Board (FRWMB) process for subdivision applications opens for submission, something anticipated by end of this calendar year.

Water Rights has been an important focus given we hold five Timbrshor water rights, each with specific designated flow rates, volumes, and points of diversion (POD) criteria. Four of these water rights are for domestic use while one is designated for fire protection. The rights themselves are correctly filed with Timbrshor as the owner and we have identified a few changes that owners will need to make as part of the water project construction phase to bring these fully into compliance with their points of diversion (POD) requirements.

Next steps for the water project include:

- Well Group's finalizing their water source selection, be it wells, surface, or a hybrid of each. We are looking to have that determined by late summer.
- Well Group's finalizing unit participation commitments for those non-compliant, undeveloped and any compliant units intending on joining the non-compliant, developed units in the construction process at the start of the build. This includes the determination of incentives for joining at the start as well as fees and participation criteria for those joining at some future point in time. We are looking to have that determined by late summer.

- Begin detailed, final system design early Fall of this year in order to secure the most cost effective construction plans by end of the calendar year.
- Apply for drilling permits from the FRWMB to drill the selected wells in order to produce the test well data and design changes, if any.
- Submit for COSA re-write while also submitting to the County for a lifting of the long standing construction moratorium.

Shoreline Master Plan

As discussed at last year's Annual Meeting, one of our Community's greatest assets is our Shoreline and its associated infrastructure (beaches, marinas, ramp, etc.). The value of this asset is something that we all have a vested interest in whether we just enjoying looking out at the Lake, walking along the shore, sitting or sharing a meal alongside the water's edge, experiencing the lake from our non-powered craft (paddleboards, kayaks), lounging at a beach, swimming in protected areas, or engaging the lake with our boats, jet skis, hydrofoils, and more. As you have heard discussed our infrastructure is aging, needs immediate repair/replacement, and no longer holistically meets the needs of our diverse Owners based on survey feedback. We undertook the first step of this strategic project by retaining a planning consultant, Paul Bishop, last fiscal year. Co-led by Dock Committee members Art and Jill Nichols, along with myself, we developed, issued, and reviewed detailed input from two Owner surveys, and went to work starting on planned improvements in two phases. Phase One focused on immediate improvements that are quick to implement, require little in the way of permitting, are fiscally reasonable, and have immediate benefit for the Community. Phase Two, which is on hold while the Community focuses in on the immediate necessity of water system project will focus on the complex marina areas where we need to fully replace the current infrastructure due to its condition and fit for purpose. Last year's low water situation demonstrated the risk we face in the future should such a situation reoccur as we lost use of all but a few slip locations. Thus the Phase Two planning is ultimately an important investment for the Community and those members who use (or seek to use) the marina areas to access the lake.

During this past year we completed necessary infrastructure repairs during the off-season to keep our aging walkways, docks, etc. as functional as possible. Thanks to several members, an inventive low water slip adjustment was devised and tested, extending the use life of a few slips during the low water we experienced. There are a few additional slips identified where such a modification could be cost effectively applied. Our largest improvements were completed, which was to reconstruct the lower third of the boat ramp, making it easier to move equipment in and out of the water by a wider range of members, eliminating several safety hazards, and further future proofing the Community's low water boat ramp should we experience again the low lake levels of 2023.

Improving Community's Financial Stability

As proposed, discussed, and agreed upon during the last few Annual Meetings, under the guidance of our talented Board Treasurer Molly Manning, we continue to make the fiscal investments necessary to stabilize our financials now to ensure appropriate viability going forward. While you all helped by contributing more in the way of increased annual dues, the Board also worked hard to manage our approved budget in all the areas we possibly could even though we faced rising costs and unplanned expenses. Please refer to the Treasurer's report for full details.

Grounds

The portion of the twenty or so acres co-owned by each of us, something we all refer to as “common property” is another example of the valuable assets here at Timbrshor. It is what provides each of us with the beautiful setting inland from the lake. The maintenance and management of the physical ground and vegetation requires vigilance, dedication, attentiveness, and regular care. Throughout the past years and accelerating into this year we have had to aggressively deal with various beetle’s attacking our trees, from the Pine Bark Beetle, the Douglas Fir Beetle to the most current beetle battle, the Metallic Wood Boring Beetle (which is not repelled by our treatment patches), they move quickly and deadly in our forested areas. Our Grounds Committee has worked diligently to try and supplement the trees lost having planted over 50 trees of late, but it is not enough as the deer population continues to thwart the growth of replacement trees whether they occur naturally or via our Committee’s work. Blake will be further discussing a plan and approach to deal with the trees, weeds (an on-going problem), etc. as we work to maintain our grounds in a sustainable and functional manner. See the Ground Committee report for further detail.

Development Of Modernized Governing Documents

This particular strategic initiative has, out of necessity, needed to take a back seat again this year given all the other improvements and critical items requiring Board attention. We do need to keep this at the forefront of initiatives for the Board and find ways to leverage available time and resources to tackle this important area. Our governing documents simply do not provide the Board the ability to effectively manage a community such as ours and will continue to be a challenge to this and future Boards in dealing with current day issues.

Concluding Comments

As we did last year, following the Annual Meeting we will be having a Community potluck/BBQ hosted by Troy and Crystal Ault. In years gone by, there used to be an annual event many of you will remember- the Fish Fry! The Ault’s approached the Board last year about this and all agreed to see if we might restart this annual tradition (albeit without the fish)! Given the success last year, we are going to do the same again so please plan on joining today’s meal at 6pm in the Boat Yard area and be sure to thank the Ault’s who planned and paid for this year’s event.

This year’s Annual Meeting marks a milestone for one of our Community members who has long served Timbrshor in various Board and leadership capacities. Doug Rotondi has faithfully sought over some two decades to help Timbrshor be the Community it was envisioned from the start. Doug will step down as his final term has concluded and I wish to publicly recognize Doug for his lengthy service to the Owners of Timbrshor.

And to that point about Doug’s tenured service, we are a 100% volunteer Community. Nothing here happens by paid staff or management. Whether it is on the Dock Committee, the Grounds Committee, or the unsung people who worked on cleaning up from the daily bear/trash encounters, restoring beaches for usage after storms, and more. It takes each one of us. And it takes each one of us taking care of, coordinating, and thinking about each other first to find ways to live well together. We don’t all agree, we each have different perspectives, uniquely personal expectations, diverse experiences, and yet we merge and blend together in a simply amazing place called our “cabin at the lake.” The Board and I are here working hard to navigate as best we can in developing solutions to the challenges we face in the Community and our hope is that together we can create a legacy that endures. Let’s work together to build upon, not pull away from, that legacy.