

To: All Timbrshor Members
From: Blake Johnson
Date: April 20, 2020

Hello and I hope everyone is well and staying safe. COVID 19 has changed our lives and extracted a toll on all of us. I have gotten a lot of use out of a cloth mask my sister-in-law, from Manhattan MT, sent to me weeks back when not a mask could be found in NYC. Every evening we clap and bag pots at 7PM in support of those who maintain the necessary services, and fight the fight in the emergency rooms and hospitals. I certainly have a new outlook on those who grow and sell the food we eat.

I look forward to returning to Flathead, as do we all. To that end, while you have not heard a lot for us there is a lot happening in our Community.

Below is an update, please read through and let us know if you have any questions?

WATER PROJECT- Attached is the document that we recently received from the MDEQ approving new wells 4, 5, 6 and 9 and approving the McCarthy well for multi-user use. While well 8 was not approved, we nonetheless have sufficient well capacity to meet the plan outlined by HEI at last year's Annual Meeting and which is on our web site. Specifically, 401, 402, 406, 408, 409, 410, 411, 412, 416, 417, 421, 422, 424, 426, 427, 428, 429, 430, 403/404 and 418/419 are assigned to well 4; 209, 306, 307, 308, 309, Lodge, 201, 203, 204, 205, 206, 210, 211, 216, 219, 301, 302, 305, 311, 312, 314, 315 and 316 are assigned to combined wells 5 and 9; and 317, 318, 320 and 414 are assigned to the McCarthy well. While getting these approvals was very welcome news, we still have a way to go before the project is done. For example, HEI's remaining deliverables include: submitting the final design to the MDEQ; working with the MDEQ to deal with any remaining issues and securing final approval; re-writing the COSA; and finally getting the building moratorium lifted. If any of you have not told HEI where you want your water hook-ups to be located, we encourage you to do so as rapidly as possible. While it can always be dealt with at a later date, it would be helpful to have that detail in HEI's final plan. Posted on the web site is an updated version of the Water Well User Agreement. After considering input from Jack Manning's law firm and others, the Board kept the late hook up interest rate at 4% and amendment of the Agreement by majority vote. Please take a few minutes to review and let us know as soon as possible if you have any further comments. Lastly, we have asked HEI to update its cost estimates for the aforementioned wells, and we hope to have that information to you before the Annual Meeting.

WATER WELL USERS' AGREEMENT- Please review the updated User' Agreement attached and on the web site. Let is know if you have questions or comments.

DOCK WORK- The Dock Committee, led by Jim Cole, has worked tirelessly since early Fall to put us in a position to potentially complete all our targeted dock work by June 15th at a total cost of about \$45,000. I have copied below Jim's report that will give you a very detailed overview of all that has occurred and what remains to be done. On behalf of all of us, I want to thank Jim especially and the

dock committee Jim Payson, Tom Cox, Bill Borchers, and Doug Rotondi for their work in seeing these project to their near conclusion. It has been a difficult process, thank you.

DEVELOPMENT POLICIES-In anticipation of finally having the building moratorium lifted, we have prepared some draft development policies and posted them on the web site for your review and approval. It is important the undeveloped lot owners understand what the need to do to develop their lots, and at the same time, we do not want the HOA to have any liability or responsibility for developer issues. Please review so that we can discuss at our upcoming Annual Meeting.

ANNUAL MEETING-Please note on your calendar that the Annual Timbrshor Homeowner Meeting will be on Saturday, June 27th, starting at 10AM at a location to be announced in Polson. The location and information will follow when we can confirm a space.

On behalf of the Board and Myself, we wish you, your families and your friends all the best in these difficult times. Blake

Jim Cole's report April 11, 2020

Blake- Per our conversations, it has been a week of significant progress for the pending Timbrshor Dock projects including the Walkway Remediation, Sun Deck Replacement, Sea Wall Bumper Replacement, Boat Ramp & Sea Wall Concrete Repair projects. Summary updates are as follows:

Permits:

- Tribal Permits: Attached you will find copies of the permits released by the tribe for our upcoming projects. We are now complete when it comes to the Tribe.
- Lake County Permits: Our permit applications for the Walkway Remediation and Sun Deck Replacement have cleared the planning department, required newspaper publishing, and are over to the County Commissioners for final approval. We are told to anticipate such by late April. Our permit application for the Boat Ramp & Sea Wall Concrete Repair project has cleared the planning department and was published, as required, in the newspaper. We are told to anticipate it will be over to the County Commissioners for final approval and may be issued as early as the week of May 4th though likely a bit later.
- Army Corps Permits: We received those sometime back so we are set to go from their review perspective.

Construction Contracts:

- Concrete: We have a signed contract from Whealon Construction for the work and are set to proceed depending upon permit release. I will be working with Jerry this coming week to

discuss a possible schedule however he cannot begin work until we have the last of the permits in hand which could be first or second week of May. As a result, it is possible, we won't be able to get the work done before the area is impacted by the spring fill of the lake. Will keep you all posted as we work schedule.

- Docks: Hodge's Marine is prepared to execute the construction contract however they will require a modification to the contract completion dates (see below).

Project Timing:

- While I await a final schedule for the concrete work (all dependent on release of permits, water levels, and crew availability), I do have a schedule from Hodge's Marine for their work. Assuming we have the final Lake County permits as anticipated in late April, Hodge's can commit to immediately completing the work on the Sea Wall Bumpers so that is done before rising water would cause a delay. Such work does not necessitate use of one of their construction barges. Work on the Walkway Remediation and Sun Deck Replacement will require a barge and, due to the COVID shutdown's impacts on his crew members, has his first available start time as May 18th with completion by June 15th.
- Obviously this has significant impacts to our Community's access to and use of the boat slip and recreational areas in the immediate area along with the noise/disruption that the work will cause as steel and wood work is completed. As this will be a time when our Community members are likely looking forward to emerging from the various COVID restrictions they have faced, this further compounds the situation we find ourselves in. We could consider a delay until the Fall however we have a need to address the remediation work for the Rose's and the Sun Deck is a significant safety risk due to the degradation of the beams and decking. Lastly, should we delay I would anticipate cost increases due to rising prices on materials, though I would not anticipate those being significant.

Exception Approval Requested By Timbrshor Board:

- Given the dire condition of our Sun Deck, the need to remediate the previously installed walkway's impacts to our community member and adjacent landowner (Rose's), and with a desire to avoid cost increases, I am seeking approval from the Timbrshor Board for a three week (21 day) relief from the major construction moratorium as well as approval to impact use of the shoreline, adjacent bay, and access to boat slip area while the work is completed. This is less than ideal for our Community due to the disruption, noise, and access impacts but I believe necessary due to the circumstances.
- If and when such approval is provided by the Board, I will update section three of the Walkway and the Sun Deck contracts with Hodge's Marine to reflect the new completion date of June 15th.

Please don't hesitate to reach out with comments, questions, suggestions, alternatives, etc. I will await input on this update and the exception approval request from both the Dock Committee and Timbrshor HOA Board members.

Regards,

Jim Cole
Dock Committee