

Subject: June 2021 Dock Committee Report

Board- It has been another incredibly busy and productive year for the Dock Committee as we continued to forge ahead with various approved projects to address our aging dock and walkway infrastructure. I am pleased to report that this year's refurbishment work is nearing completion. Below you will find a summary of our various projects, current status, and future phases.

Dock and Walkway Infrastructure Background & Refurbishment Project Overview:

As stated in prior updates and discussed at last year's Annual Meeting, our dock and walkway infrastructure is used by nearly all community members in some fashion to access the lake, safely operate and store marine equipment, and enjoy the shoreline shared by all members here in Timbrshor. This infrastructure has served us well, has benefited from regular maintenance by members of our Dock Committee and others, and periodically needed substantive repairs due to storms or other damage. There are times, however, when repairs and patches no longer suffice and a major reconstruction or refurbishment is required. We embarked on such in the Fall of 2018 with the first phase to refurbish the portion of infrastructure most in need which at that time was our walkway along the rocky cliff side area in the South Bay. The second phase of refurbishment work included refurbishment of the aging Sun Deck, repairing/refurbishing the boat tie up area along the Sea Wall, as well as concrete repair work for the community's boat ramp and Sea Wall. Our third phase of refurbishment involves rebuilding of the floating docks (all six sections) followed by the Phase Four activities focused on the actual marina areas themselves. The fourth phase will be our most complicated and involved phase of the refurbishment projects.

2020/2021 Updates:

Refurbishment Project Status:

- Final Phase Two projects were completed with the Boat Ramp and Sea Wall concrete repair work in the Spring of 2021 by Whealon

Construction for just under \$4,000. The work included repairing the sea wall in several locations where the wall had cracked or otherwise been damaged. As well as removing and replacing large sections of concrete that had broken off on the lower sections of the boat ramp below the full pond water line.

- Phase Three of our work focused on the rebuilding of our six sections of floating dock. Rather than have a contractor complete with work at a much higher cost, members of the Boat Committee and other community members have leaned in to help over the last number of weeks. Huge thanks to Troy Ault and RJ Nelsen, both newer members to our Community, for leading the effort to organize, plan, manage materials, and wrangle a working team. Costs are roughly \$6,300.
- Future Phase Four which will be the refurbishment of remaining dock and boat slip areas has not been designed, scheduled, nor estimated in terms of cost. Design and use consideration will need to be given at the time we begin work on this phase to understand the membership needs for boats and personal water craft given that today's craft are wider, longer, and more diverse than prior generations of boating. While there has been much speculation and rumors as to where we might consider additional placement of boat slips, concerns about worsening traffic and parking congestion, as well as prioritization of needs, the Committee and I want to reassure everyone that we have not made any decisions nor plans at this time as such would be quite premature. Our first (and next) step is to locate and retain a skilled designer/architect who specializes in building marinas for community use in areas like ours. Given that we have such amazingly beautiful and extensive shoreline, lots of Community needs/wants/desires uses for that shoreline to enjoy recreation and relaxation, historical marina areas and traditional norms for how slips are leased and managed, along with the need to better accommodate craft of all shapes and sizes, there is much in the way of design considerations to be contemplated. We want to do this process well, with transparency and involvement from the Community, leveraging everyone's input (thanks to so many for completing the first every dock survey), to develop a design that is thoughtful and addresses as many of the Community's priorities

as shared in the survey and in various communications. We indeed to begin soliciting design firms in the coming months and suspect this process of design, review, Community comment/ input, will take a year or more to complete.

Community Considerations:

With two working marina areas, we would ask for several considerations from the Community. First, please be aware of how you place, store, and move about some of your human -powered water equipment such as standup paddle boards, kayaks, and more. We are giving thought to building storage racks for use on a first come/first serve basis by each marina to help ease the clutter and overcrowding. Second, the East Bay marina is quite active and yet the space by and along the marina is very limited in the way of vehicle access, parking, and noise impact due to proximity to member homes. If you don't live in that immediate area but use a slip in the marina, please look to load up using the sea wall/ boat ramp area and store your vehicle in the boat yard rather than take up home owners personal parking areas. We are looking into getting wagons or wheelbarrows to help in transporting gear from the boat yard the marina or sea wall areas. Thanks for taking care of and being considerate of others in this regard.

The Committee and I would always welcome additional membership involvement in both the planning and oversight, as well as in support of general maintenance and operations. Please let myself or any of our Committee members know if you are interested and willing to serve your fellow community members in this manner.

Jim Cole
Dock Committee
Timbrshor Association
Mobile: 303-808-4786
Personal Email: Cole.jamesd@att.net