

## **Timbrshor HOA 2025 Chairman's Report**

As I close out my term as Chairman, I'm pleased to report that we have made substantial progress towards a number of the substantive goals and objectives that the Board and I outlined at the start of my term. 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, and all live remotely from Timbrshor. The Board and I have worked hard towards a number of these goals and objectives in the last three 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. Of the many areas of work this year, the primary accomplishment has been bringing the water system project through quite a number of obstacles and uncertainties to finally reach a point of readiness for the Community to move into the last design/planning work, secure drilling permits, and drill the wells ahead of the Spring, 2026 deadline.

### **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.

This past April I sent out an extensive update on the water project, activities undertaken, and next steps. Rather than repeat much of what was in that update, I would refer Owners to that document (shared with the Community on April 14<sup>th</sup>, 2025) for details of the project and its progress.

In May of this year all Owners were asked to ratify their selection of a water source as one of the last steps before progressing into the final planning work. Across the 48 units in Timbrshor, the results are as follows:

Cistern: 3

Well: 29\* (additional space for one more compliant unit on Well #5)

Surface: 16\*\* (two compliant units selected surface but would like to shift to well if space is available)

These results now enable the project to move into its next immediate phase of work and progress towards the May 31<sup>st</sup>, 2026 deadline by which drilling must have occurred. Summary of next steps includes:

- Retain a project manager to oversee the upcoming design, permit, and initial construction phase.
- Complete detailed, final system design this summer in order to secure the most cost effective construction plans by late summer.
- Apply for drilling permits from the FRWMB to drill the selected wells. This can initiate now, even while detailed design work is completed.
- Identify qualified drillers (work from prior lists), update driller bid packages, initiate bid requests, finalize selection and contract.
- Drill the selected wells, conduct well tests, and update water system designs if required.
- Relocate fire protection water line to boat ramp area (required by fire department).
- Compliant units 203, 204, 205, 210, and 211 need to consolidate onto a single surface water pump instead of the current three pumps.
- Submit COSA re-write while also submitting to the County for a lifting of the long standing construction moratorium.

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 though 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.

The Montana Water Court is currently undertaking a review of our basin (76LJ) and has commented on four of the five water rights. The fifth, which is the provisional water right originally secured to provide water to the 31 non-compliant units, is newer and thus out of scope for the Water Court's review. Coming out of the review, our retained lead attorney (Elizabeth Erickson with Worden Thane in Missoula) has noted that there is no reason for us to file an objection with the Court's review of our water rights at this time. One water right, 76LJ 42602-00, will likely have its current acre feet adjusted down by 1.5 acre feet to correctly align with the number of units assigned to it.

Compliant units 203, 204, 205, 210, and 211 will need to consolidate onto a single pump in order to comply with their water right for surface water. At this time, our As Built document shows them current on three pumps (one for 203/204, one for 210/211, and unit 205 currently with several non-compliant units). This effort can be undertaken once final water system design is concluded. The latest this has to be done is when the non-compliant units cut over to well water. That is an Owner expense for those units.

### **Shoreline Master Plan**

As discussed during recent Annual Meetings, 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. 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 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. The likely low water situation faced again this year reminds us of the risk we face in the future should such low water situations continue to reoccur in which we lose use of all but a few slip locations. 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, the Dock Committee led by Jill and Art Nichols continued necessary infrastructure repairs to keep our aging walkways, docks, etc. as functional as possible.

### **Improving Community's Financial Stability**

As costs continue to rise, dues have had to increase as a result in order to ensure we hold the line on our current financial standing. Board Treasurer Molly Manning, continues to work 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 twenty or so acres co-owned by each of us that make up the Timbrshor parcel, 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, they move quickly and deadly in our forested areas. Blake continues to work with our retained forestry professionals to plan and approach how we 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 yet again this given all the other 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**

This report is my last to the Community. I am grateful for the opportunities over the years to serve you all in various Committee and Board roles. As I noted in my recent email announcing my plans to return to “member” status by stepping out of the various leadership roles I currently hold, 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 here works hard to navigate as best they 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. As I step aside and make way for others to step up, let’s please continue to find ways to work together to build upon, not pull away from, that legacy.