

An aerial photograph of a residential waterfront property. In the upper left, there are several houses with grey roofs. A swimming pool with a blue cover is visible in the upper center. A marina with several boats docked is in the lower center. The water is dark and occupies the right and bottom portions of the image. The text is overlaid on the center of the image.

Westwood Village Homeowners Association

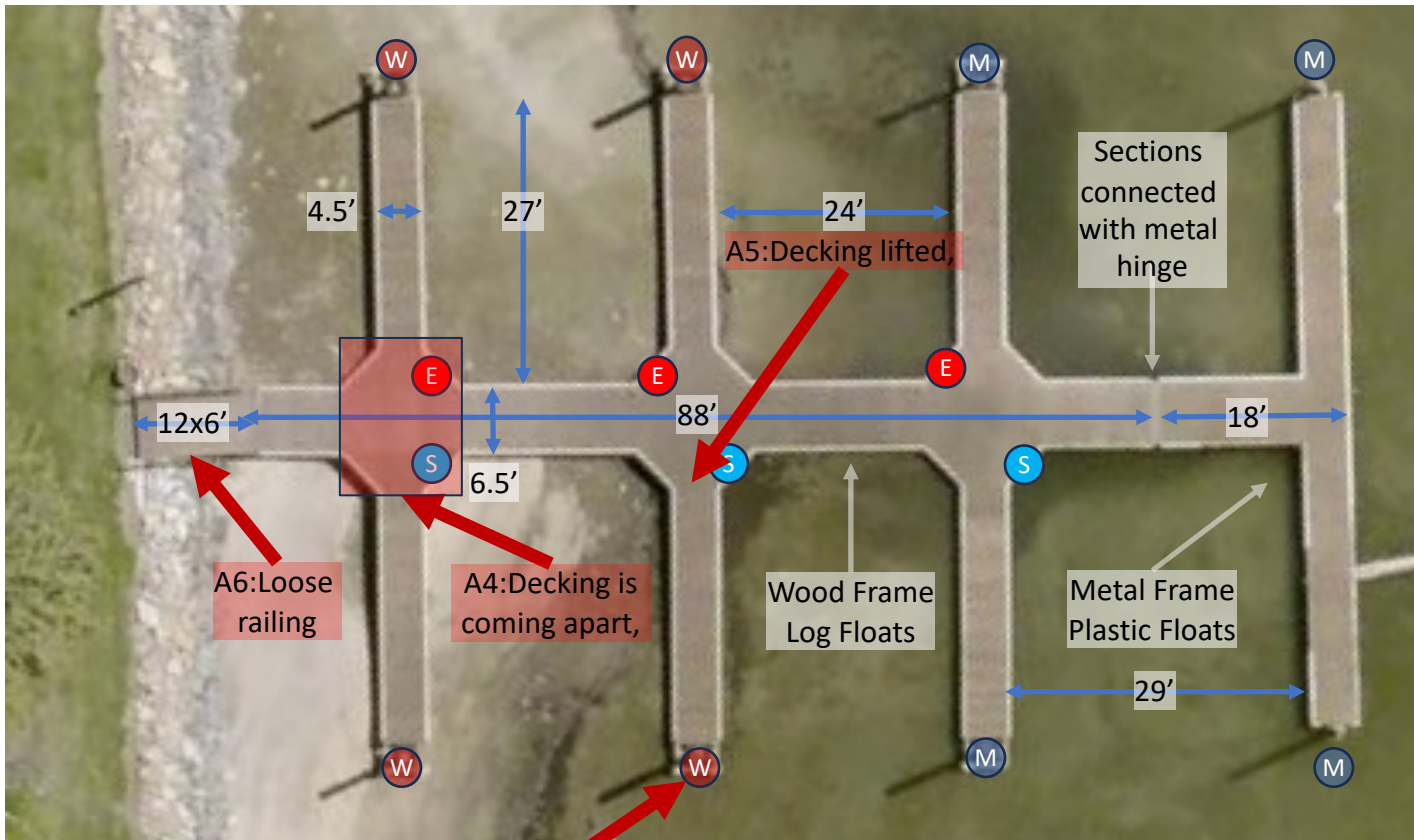
Waterfront Committee
Marina Condition Report
October 29, 2023

WVHA Marina

Image from Bonner County GIS



A Dock



Issues:

A1: Wood piling not solid





A4: Decking is cut shorter than other similar areas, and doesn't offer the same strength over the width of the dock

A5: Decking is lifted and creates a trip hazard. The finger to dock junction appears loose

A6: One of the ramp railings is loose

A1: Wood piling is not solid

The first part of the north section (closest to shore) is slanted heavily, apparently due to one or more of the underlying log floaters losing its buoyancy. At the first intersection where the dock fingers meet the backbone the new decking was cut and installed to accommodate the uneven surface, resulting in multiple trip hazards and reduced stability. The waterline is less than 12 inches from the deck at the end of the fingers.

	Wood Piling
	Metal Piling
	Electrical Outlet
	Water Spigot

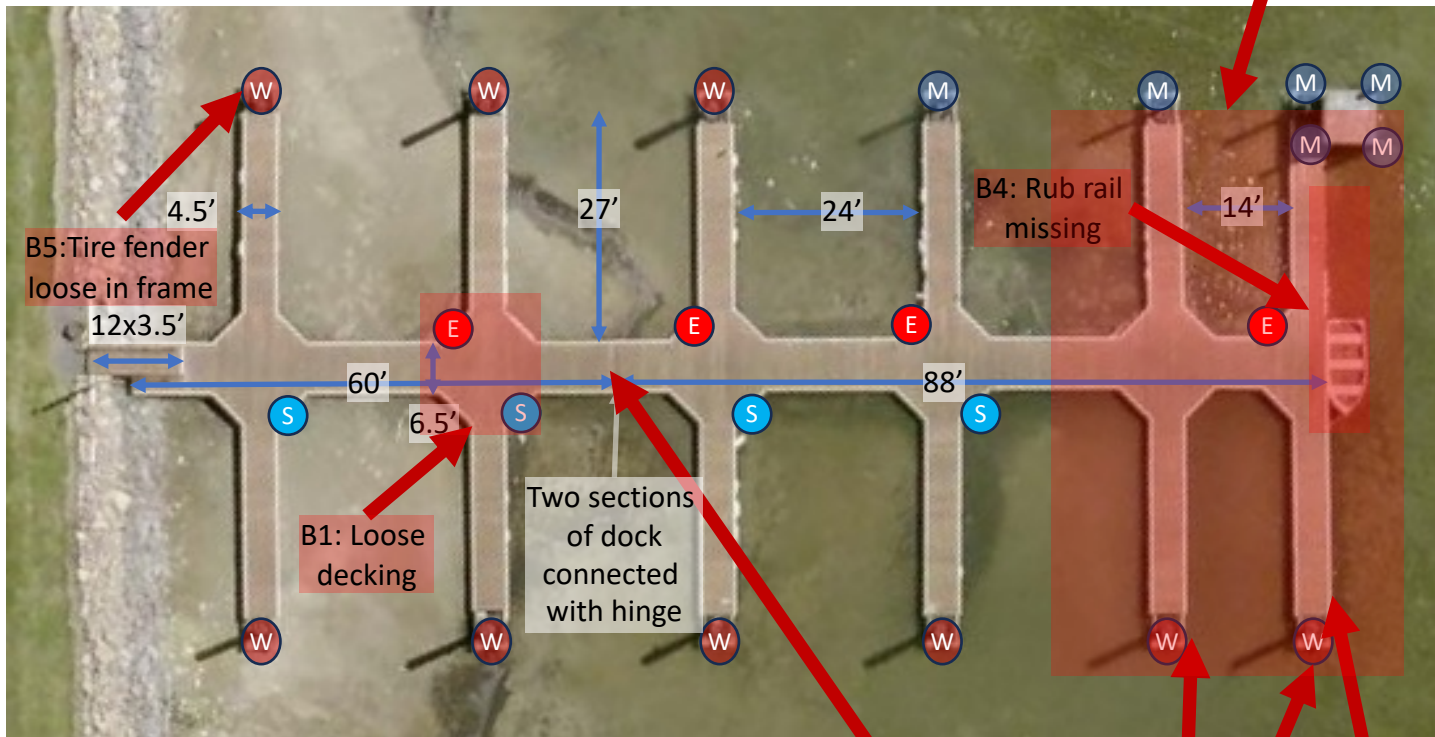
Total Slips: 16

Length: 106'

Total surface area: 1401 sq ft

- Wood frame over log floats: 1257 sq ft
- Metal frame over plastic floats: 144 sq ft

B Dock



B2: Log buoyancy inadequate

B5: Tire fender loose in frame
12x3.5'

B4: Rub rail missing

B1: Loose decking

Two sections of dock connected with hinge

B6: Hinge bolts loose from wood frame

B3: finger not level, high side

B2: Tire missing

B2: finger not level, high side

Issues:

B1: Loose decking where fingers meet dock. Frames may not be secured

B2, 3: Fingers tilted, float log buoyancy no longer adequate.

B4: Rub rail missing

B5: Tire is loose in frame

B6: Loose bolts on hinge connecting the two sections

B7: Rotted wood supports

B7: Some of the 6x6's that sit on the float logs and support the framing for the decking are rotted and crumbling.

- Total Slips: 20
- Length: 148'
- Total surface area: 2420 sq ft
- Wood frame over log floats

B dock is the oldest in the marina, built in the early 1980's. It has multiple issues with waterlogged floaters and rotted 6x6 timber crossmembers on the logs that provide a base for the wooden framing and decking. The outer fingers are no longer level, indicating one of the two logs supporting them are at the end of their life.

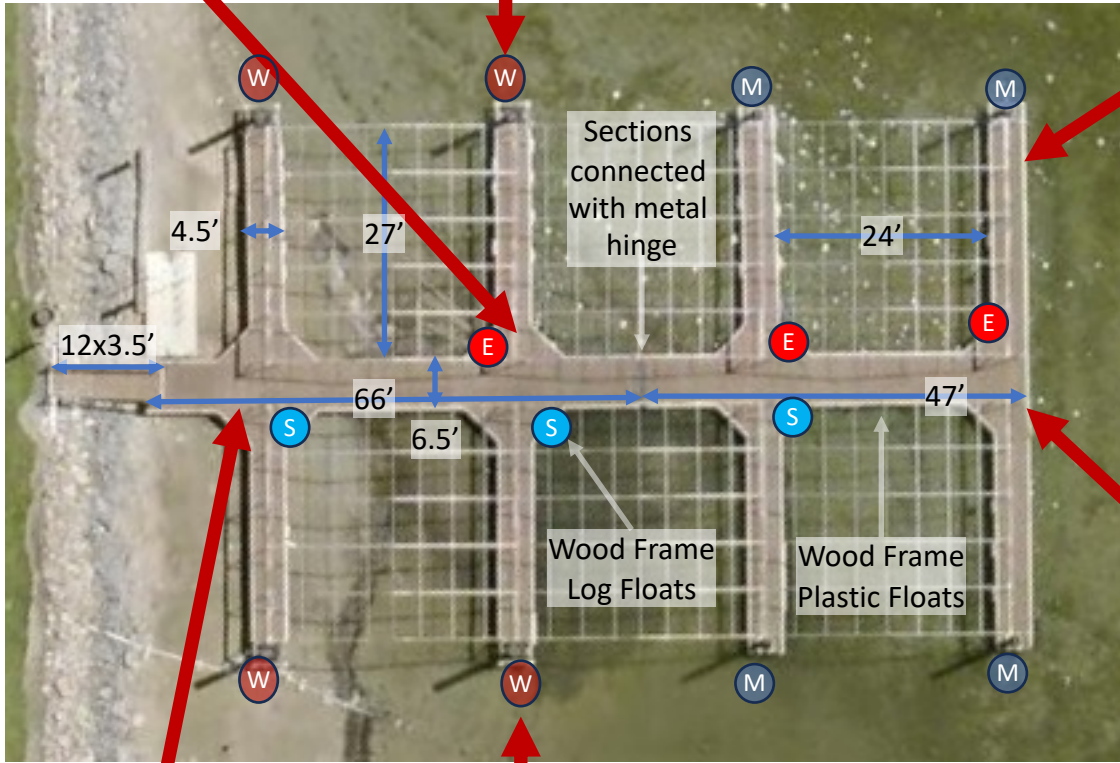
W	Wood Piling
M	Metal Piling
E	Electrical Outlet
S	Water Spigot

C Dock

C1: Decking is lifted, many screw holes. Possible rot in underlying wood frame

C4: Wood piling is not solid

C6: Float failure



Issues:

- C1: Decking lifted
- C2: Post for the metal framework is loose from the decking. Decking is lifted.
- C3: Post for the metal framework is loose from the decking.
- C4, 5: Wood pilings are not firm
- C6: Float failure, 4x8' float under the end of the finger appears waterlogged.

C3: Base of end post for metal frame is lifted from decking

C5: Wood piling is not solid

C2: Decking is lifted

The plastic float underneath the outer southeast finger on C dock has failed and appears to be waterlogged. There are structural issues with this dock as well, but it is in better shape than the other two. The metal framing for the awnings over the middle slips straddles the connection between the two dock sections and is subjected to a lot of stress as the water is drawn down and the docks settle on the ground.

- Total Slips: 14
- Length: 106'
- Total surface area: 1650 sq ft
- Wood frame over log floats: 882 sq ft
- Wood frame over plastic floats: 768 sq ft

	Wood Piling
	Metal Piling
	Electrical Outlet
	Water Spigot



C1



C2a



C2b



C3