



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

August 14, 2026

Southshore 2 Homeowners Association, Inc.
c/o Cristina Jacuzzi
cristinajacuzzi@gmail.com

RE: Ownership of Water Right 63-32259

Dear Ms. Jacuzzi:

Since sending the August 7, 2026, letter explaining that the Idaho Department of Water Resources ("Department") has no authority to resolve disputes over water right ownership, the Department has received replies from you, representing Southshore 2 Homeowners Association, Inc. ("HOA"), and from Ryan Martin of Southshore 2 Water Company, LLC ("Water Company"). Both replies are in the file for water right 63-32259 and are available via the water rights search tool on the Department's website. From your reply, it appears that the HOA seeks to dispute the Water Company's assertion that it owns water right 63-32259. In your reply, you asked if there is "any administrative procedure . . . that would allow the HOA to . . . correct the ownership record without requiring the Association to pursue a quiet-title action." In response to your question, the following two passages from IDWR's letter remain relevant:

[T]he Department does not have the authority to determine the legal ownership of the water right or resolve the competing ownership claims presented in your correspondence. Idaho Code § 42-248(8) expressly provides that updating the Department's water right ownership records is not a determination of water right ownership. If either party believes the water right ownership records do not reflect the legal owner of the water right, that dispute must be resolved by a court in a water rights adjudication or in a quiet title action, not by the Department through correspondence or an administrative proceeding (see Idaho Code § 42-248(8)).

Unless the Department receives a court order, a final judgment resolving ownership, or other documentation supporting an update to its records pursuant to Idaho Code § 42-248, the Department has no further administrative action it can take regarding this ownership dispute.

Sincerely,

Shelley W. Keen
Deputy Director

cc: Southshore 2 Water Company, LLC
c/o Ryan Martin
ryan@rmsquared.us