

Notes from Discussion on Boat Committee Discussion
May 25, 2014

Ira provided background on the formation of the boat committee explaining that the committee was formed at the last meeting and that three members volunteered to participate. Ira explained that the Board asked the boat committee to present their recommendations at the meeting so that the Board could gather more input on the recommendations. Ira explained that the Board has the right and responsibility to make rule changes and that rule changes do not require a vote from GCA membership. Ira further clarified that the point of discussing the Boat Committee recommendations at the meeting was to give the board broader input on the Boat Committee recommendations.

Jim Prybyla, chair of the boat committee, reviewed the five different Boat Committee recommendations.

Recommendation #1: The Committee recommends that leases no longer automatically transfer to descendants or other family members upon the sale or transfer of a unit within a family (whether directly or by a trust).

Discussion Notes:

- When ownership of a unit is changed, including passing of ownership to one's descendant, slip lease is returned to the GCA association for re-assignment. The slip lease would no longer be transferred to descendants if they are the new owner. (Lease should be clear that lease automatically returns to the association, association could then decide who it next gets offered to)
- During the discussion, membership asked how this first recommendation impacted members whose unit ownership is in the name of a trust? The question was whether or not a trust would trigger or prevent the cancellation of the existing lease.
- It was clarified that Slips are not deeded; therefore they are not property of individual owners. This means the board has the ability to change rules related to transfer of ownership to descendants.
- Dave confirmed that all current leases are in name of individuals, not trusts
- Rosemary stated that she agreed with recommendation
- Hollinger asked if there was consideration for a time limit on slip leasing instead? The boat committee commented that we didn't consider imposing a maximum time limit or changing the automatic renewal right. We now have one year automatically renewing lease
- If a unit is owned by a trust, trustee has the right to vote. Trustee must be the lease owner
- A show of hands to gauge support for the recommendation revealed roughly 15 in favor and roughly 12 against

Recommendation #2, The Committee recommends that the Board consider increasing the annual total cost of slips [and moorings], possibly to be equal to a percentage (the actual amount which could be determined by the Board after consulting with membership, but possibly 50% or 75%) of fair market slip rentals, based on a survey of marinas on the lake.

Discussion Notes

- Membership made comments for and against the recommendation.
- It was revealed that the rates have not changed for at least 10 years.
- After some discussion, a show of hands revealed roughly 15 in favor and 20 against

Recommendation #3: The Committee recommends that the Board consider increasing the net cost of "holding onto a lease". Possibilities include charging leaseholders the full rental amount (i.e. no reimbursement from the sublease pool), or an annual cost that escalates according to the number of years that a slip has been subleased

Discussion Notes:

- In short, if a Lessee decides to sub-lease a slip, they should be charged more than just a \$100 annual fee.
- Discussion revealed broad support for this recommendation. Several people suggested that the Lessee should still pay the full \$500 amount.
- A show of hands revealed strong support for the recommendation. The board counted roughly 25 in support and 5 against.

Recommendation #4: The Committee recommends that the Board rescind the use of a mooring by the Boat Club Discussion revealed broad support for the recommendation

Discussion Notes:

- One member asked if we could dock the sunfish on one of the innermost dock spaces too small for a real boat
- Dave responded by saying that this could put all of our slips at risk because the state routinely inspects slips to make sure there are no violations, and this would be considered a violation
- A show of hands for this recommendation revealed universal support.
- Board revealed that they have in fact already acted on this recommendation.

Recommendation #5: The Committee recommends that the Board add language to the existing Slip Lease and Seasonal Slip Sub-Lease forms by which the lessee or sub lessee represents that they intend to have their boat occupy the slip/mooring for the majority of the boating season. The intent of this is to more clearly discourage unused slips and to give manager/board ability to re-assign slip lease if slip goes unused.

Discussion Notes

- There was significant discussion on this recommendation. The spirit of this recommendation was to be clearer to lease holders that slips should not go unused.
- While support for the recommendation as written was mixed, there was strong support for increasing lease holder accountability.
- A show of hands revealed mixed support for the recommendation as written (8 hands in support, 25 against)
- The ensuing discussion led to an alternative suggestion. The alternate suggestion was to automatically re-assign slips to the membership pool for the current season if the Lessee does not reply with their intent to use the slip by a specified deadline. (Alternative - For annual leases, if lease holder does not respond by specified deadline, slip automatically is sub-leased). A show of hands for this alternative recommendation showed strong support.