

Above Board

Monday, November 28, 2022

As you know, the Board of Trustees met last Monday. Our meeting lasted four and a half hours as we had a number of things to cover. Following are the high points.

Floating Docks for Powerboats

As background, it is important to note that the Waterfront Project was designed for safety and erosion protection and not to improve the facility for powerboats. Having said that, the Association made the commitment to members who use powerboats that their situation would not be less or worse than what they enjoyed prior to the project.

At the point work began on the breakwater extension, lake levels were extremely high. The construction company was unable to build the breakwater extension unless we raised the height by approximately 16 inches. That 16 extra inches is now problematic for anyone getting on or off a powerboat now that lake levels are lower. It has become a safety issue that the Association can't ignore.

Our Superintendent of Buildings and Grounds, Jake Porath, has worked with an engineering company to identify a floating dock system that could work for the powerboaters. We have enough information at this point to feel confident that we will be able to move ahead with a floating dock. Therefore, at the meeting, the Trustees approved moving forward with permitting and engineering plans. We also asked Jake to get input from Tom Marsh and Dave Smith, both powerboat owners, so we can be sure that the final plans will provide the needed safety.

Fences

The Trustees received a draft of revisions to the Building Regulations and Historic Preservation Guidelines (aka the Green Book.) One of the things that came up was the topic of fences. We thought that the revision would prohibit any new fencing, but it did not. There was no change to the fencing guidelines i.e., that we discourage fences and, if they are permitted, they must be in the backyard.

The Board has asked the Buildings & Grounds Committee to get member input regarding fences. Some leaseholders want fences for safety of pets and children. But there are reasons against fences. One is aesthetics: we have cottages which face the back of neighboring cottages. A fence might be disagreeable to look at or impair a neighbor's view. A second reason against fences is that some cottages are only safely accessible through another's backyard. Consider the cottages on US31 which are more easily accessed by emergency vehicles through the backyard of a neighbor.

The B&G Committee seeks input from members regarding fences: do we prohibit any new fences or leave the guidelines as they are? If you have a point of view, please email the committee at: [B&G Committee](#)

Golf Cart Policy

At the meeting we approved a policy on the use of golf carts. Development of this policy began with a small group of Trustees and interested members. It was next handed off to Bill Hunsberger, Chair of the Operations Committee, who worked on the policy with a sub-committee of the Buildings & Grounds and Operations Committees for well over a year. We thank Bill and his team for their perseverance on the issue.

The key point of the policy is that all golf carts must be registered with the Association. The person registering a cart:

- must be at least 16 years old,
- must have a valid driver's license,
- assumes responsibility for all operators of his/her golf cart, and,
- agrees that all operators will be at least 16 years old.

Additional rules regarding the golf carts on Association grounds can be found in the policy manual, behind the member wall. Or, if you are interested in the details, you can find them here: [Golf Cart Policy](#).

Development

As you know, our Development policies are under review. The review is required due to being our own 501(c)(3) non-profit and no longer being under the UMC umbrella. Changes on how we process donations and the cost of managing endowments are being discussed and reviewed. How BVA used to do things has to change to be in legal compliance with new Non-Profit 501(c)(3) status.

At the November meeting, the Trustees approved a "Naming Policy" which can be found here: [Naming Policy](#). We also agreed that any new endowment agreement will include the ability to charge the endowment 1% annually, using the same algorithm as the maximum spend policy, in order to cover support services costs which are not budgeted items.

As development policies are approved, you will get more information on policy changes.

Bits and Pieces

- Installation of water meters continues. We plan to have all meters installed by opening day.
- Much of the work converting two Woods tennis courts to pickleball courts was done prior to the weather change. The remaining work will be completed in the Spring.
- The new campus lights were ordered. These are dark sky compliant lights which will light the sidewalks on main campus. The work will include removal of existing lights and

burying of electrical lines. We hope to have phase one installation completed before the Chautauqua season begins in June.

- Work on the annual audit and being short-handed in the Finance Dept, has slowed FY23 budget development and approval. The Trustees hope to see 2023 budgets at the December 19th meeting. In the meantime, I am happy to report that a new member of the Finance Dept will start on December 5th. The new hire fills an opening we have had in the Finance for 12 months.
- Before the scheduled December meeting, we may have a special Trustee meeting to go over FY2022 end of year financials. If we do have a special meeting, you will be notified once we have a date scheduled.
- Trustee Karl Hansen attended a Non-Profit Management class at Petoskey's NCMC called "5 M's of Non-Profit Management." Interested Trustees will be reviewing the course materials in our ongoing effort to improve how we manage our Association.

I hope you all had a wonderful Thanksgiving. Bay View members have much to be thankful for.