

Planning Committee

Meeting Minutes December 12, 2016

Where: AGA **MAROA** Atrium

When: December 12, 2016

Time: 5:30PM to 6:30PM

Attendees:

Chuck McDonald (Board Liaison),

Phil Quince & Sandy Shouse (appointed members),

Dan Dugger, Lori Casey, Frank Holbrook, & Ted Meljac (interested members, pending board approval)

Tom Wallis, & Mark Nixon (observers)

Summary of minutes:

- Chuck presented a draft purpose for the committee.
- All present expressed their understanding and expectation for the new committee
- There was a broad range of opinions ranging from immediate short-term actions to longer term goals.
- P. Quince proposed that we collectively work through a mission statement to help align the members. Several concerns were raised about the value of a mission statement and the challenges getting us all to agree. However, Chuck requested that we work on a possible mission statement individually and be prepared to present it at the next meeting.
- Chuck presented a request from the AGA **MAROA** BOD that we help investigate why we are not selling all the boat slips that are available.
- There were question about how many that were currently empty and what the current costs was per month per slip. It was reported by Mark Nixon that there were 6 slips currently available but he wasn't sure of the costs, it was thought to be between \$50 and \$75 per month.
- It was agreed that we would help investigate why the slips are not filled as a short term action per the request of the board. In order to facilitate this task the members requested additional information such as;
 - How many people currently have boats in storage or driveways that could be using the slips?
 - What is the actual fee of the slips?
 - Would adding lifts increase chances of renting?
 - Would people be willing to pay a little more if it had a lift?

- Is the condition of the dock an impediment?
- Is the contract too legalese and complex for people to sign? Should it be rewritten?
- P. Quince and S. Shouse asked if it made sense to be focused on the boat slips when so many lots are empty. The rationale was that a boat slips can only generate \$600-\$800 per year ($6 \times \$800 = \$4,800$ annually max.), while a house lot would generate \$40k onetime fee + \$204 per month service fee. It was reported that approximately 75 lots were currently available. Based on the current fee this is a potential of \$2,448 annually per additional lot. ($75 \times \$2,448 = \1.8M per year).
- It was suggested that we invite Bare Foot representatives to our next meeting. The purpose is to try and get a perspective on why we have so many empty lots and what they would recommend to enhance their efforts.
- A discussion regarding current marketing efforts took place and it was decided that we should better understand what other committees are currently operating under the ACA MAROA umbrella and are their responsibilities before we go too far.
- S. Shouse suggested that we visit other communities to get a feel for what they may offer. This may give us some insight to the type of amenities that people are looking for in communities like ours. This was met with mixed comments. Some positive and supportive, others suggesting we focus on what we have and why they are not being fully used.
- M. Nixon made several comments about the lack of funds to support any new projects and the need to focus on what we have.
- L. Casey questioned the current mix of the committee (approved and pending) and asked if we were a good representation of the community and its constituents. She was concerned that we were too young relative to our current demographics and may not be sensitive to the needs of our older residence. This opened up questions about what the correct age should be for board members. At least 3 of the potential members are in their 70's. However, the point was well taken and we agreed that we need to be mindful of existing residence while considering what would be appropriate to attract new residents.

Phil Quince – Acting Secretary

Approved: January 16, 2017 as amended