

Letter from the President

TRANSFER FEE RAISED TO \$1,000.00

There was a motion made at the May 19, 2019 Board Meeting to raise the MEMBERSHIP transfer fee from \$200.00 to \$1,000.00 on all transfers. The motion passed unanimously.

The last time the membership transfer fee was raised was at the Board Meeting on July 15, 2007. There was a motion made by Tom Stewart to raise the fee from \$150.00 to \$200.00 and the motion passed. This was twelve (12) years ago.

This year there was a Finance Committee meeting held on April 13, 2019. There were fourteen (14) campground members in attendance. After discussion, the committee recommended the raise in the transfer fee to \$1,000.00 and the funds should be part of the operating budget, which is where our current membership dues are also earmarked. The Chairman of the Finance Committee then brought that recommendation to the Board of Directors.

Since this motion passed, I've heard arguments the value of a trailer goes down and this is not fair. Let's keep in mind, we are transferring the "MEMBERSHIP" not a trailer. Also keep in mind the "values" of the lots have increased quit a bit since the early formation of the Association. The "average" value of a lot (membership) is now \$10,000.00.

If you as a member are not selling your lot at this time, this will not affect you. If you are selling or plan on selling in the very near future, there are options for you. That fee can be split between you and the buyer. The fee can be passed onto the buyer completely. You can figure the fee into your selling price. This is something that would be negotiated between you and the buyer. There are many families looking and eager to buy memberships in our great campground.

As I stated earlier, if you're not selling your lot, this will not affect you. This fee increase will benefit you and the entire membership and campground as whole. When I was running to be a member of the Board of Directors, I heard the comments out there from people asking, "why is he doing this ... he's young ... what's his agenda." Some felt I must have had a sinister reason for wanting to be on the Board. That couldn't be any further from the truth. I've gotten to know many of you in the campground. My only agenda was and is to do what is right for the campground and everyone in it. This is even more true since the other Board Members entrusted me as their President. As I said many times before, for issues as large as this, I make my decisions based on the campground as a whole and not for any particular person or persons or groups or clicks.

I know the raise in this fee will help finance future projects in our campground. We do have some projects ahead of us that we can not avoid, just as we did with the sewage project. We know the water infrastructure is as old as the sewage and we have been experiencing problems with it. We know some where in the future of the campground, the sewage treatment plant WILL need replaced. We were extremely lucky this time around. I also hope that the raise in this fee will help offset the raise in our yearly dues in the future.

For the majority of the memberships in here that are not selling, you will experience years of extra monies coming into our budget. To give you an example, since October 1, 2016 up to June 15, 2019, we had one hundred fifty-eight (158) transfers just in that amount of time. The fee was \$200.00. The campground had \$31,600.00 come in. If our transfer fees were raised to \$1,000.00 back then, that would have been \$158,000.00. That is just in the past two and a half (2.5) years. Imagine if the fee was \$1,000.00 just five (5) years ago. There could have been potential to collect as much as **\$316,000.00** or more in the past five (5) years! Our campground and all the members would have benefited from that.

When I first heard about the recommendations from the Finance Committee, my first impressions were like many of you, “holly \$#!t” and “what the @#%*”. Once I really thought about it, I felt it did make sense for the campground as a whole.

I just want everyone to know where we are coming from or at least where my thoughts are and to just think about it a little differently and look at the entire picture.

Mike Falconer, C-143

Mike Falconer

Board of Directors, President