

Last year December of 2022, in the assessment letters; the board asked a question to the property owners the willingness to allow the board to sell the unused common properties in order to reduce the yearly tax burden, to invest in and update and repair the used common properties. As a result, there were some questions raised by some of the property owners. To insure all property owners can review the questions as well as the answers to those questions, please see the following:

There were approximately 360 assessment letters sent out.

There were 11 questions returned to the board that were combined so as not to be duplicating answers.

(32) Yes responses

(26) No responses

(6) Maybe responses

- **Not enough information:**

- (6) Common unused properties

- See attached map for lot locations.

- **Can property owners living next to or adjacent to those properties get the first opportunity to purchase prior to properties being offered to any other buyer?**

- The properties would be appraised by an outside realtor and listed as in traditional real estate sales and sold at the highest offer with board approval.

- **Is there a committee to explore options?**

- Currently there is no committee. The board is simply trying to get as much feedback as possible from property owners to determine what next steps need to be taken, if any at this point.

- **Raise the annual assessment fee.**

There is no appetite from the property owners to raise the Annual Assessment Fee. If the fee was raised, the board would need to determine what the proposed new fee would be to achieve the goals of this association as stated in the first part of this letter.

- **Abolish the PPOA.**

There is no desire for the association to eliminate the PPOA. However, with the upcoming costs as listed in the first part of this letter, the future resolve could be to eliminate PPOA but this would be something the board would need to address with the property owners prior to doing so.

As of October 24, 2023, the association had a net income of \$9,932. This means that after all sales minus costs to operate the properties there is not a lot of dollars left to invest in and update and repair the used common properties owned by the association.

Some of the upcoming repairs known at this present time:

- Update the Island shower facility.
- Recondition the floors in some of the cabins.
- Log replacement
- Upgrade and add electrical on the island and the campground
- Septic system upgrades
- Rebuild back porch on the Wanigan
- Add a gazebo on the island
- Upgrade picnic area building.

Next steps:

Need input for next steps from the board members

Close and provide contact information.

Do we want all board members contact information on this notice?

