

Boat Dock Concerns Presentation to Holiday Hill Improvement Association

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Dated 24MAY2025

Concerns

1. The dock rules approved in 2016 are not controlled. They are not available in a secure central location where the association owners can review. They reside somewhere in the ether. Who knows what was approved in 2016. Anyone can make changes and send them out in an email. I think this is unfair to the owners in the association.
 - a. It is also not clear if owners in the association who actually approved the rules in 2016 even understood what was contained in the document. I say this because there were probably enough slips for the amount of boats and spending any amount of time reading them was not necessary because owners in the association probably trusted whoever the authors were.
2. Changes to the dock rules resides with the yacht club members only. This is completely unfair to the owners in the association.
3. The dock rules have no accountability to the owners in the association. This presents a liability to the owners in the association. We should not allow small factions of owners in the association to use the beach space in any manner that they choose without accountability to the owners in the association. This is unfair to the owners in the association.
4. There are exceptions to the rules that have been made by some yacht club members that unfairly impact owners in the association denying boat access to the dock. There is no transparency to these decisions or clarity on who even voted for these exceptions. It clearly should never have happened, is a violation of the rules and unfair to the owners in the association.
5. The sub-committee association members may never agree on the language regarding trusts and any other parts of the dock rules that require change. I do not believe that we will ever reach consensus. We have been working on this for over a year. Thus, there may be a high risk of ramifications if the owners in the association proceed with the current set of dock rules and any changes to them.

Mitigation Proposal

1. Propose that the owners in the association consider the following:
 - a. Lottery Option
 - b. Mediator Option (outside the association)
 - c. Use the current rules as a guidance only with association oversight until a new structure is in place. All exceptions to the rules require approval by the owners in the association.
2. The specifics on how these options would need to be developed.
3. MY ASK is the following:
 - a. VOTE for action to move forward and develop the options for review and approval by the owners in the association.

**OFFER A FAIR BOAT ACCESS SOLUTION FOR
ALL OWNERS IN THE ASSOCIATION.**