



**Board of Directors  
DECEMBER 19, 2009 AGENDA**

**TO:** Board of Directors  
**PREPARED BY:** John P. Rutledge, General Manager  
**SUBMITTED BY:** Ralph Wagner, Chairman – Shoreline Improvements Committee  
**SUBJECT:** Slip Right Construction – Authorization to Proceed

**SYNOPSIS:**

A report concerning the construction of an ALA Slip has been prepared.

**BACKGROUND:**

This proposal is made to resolve two long standing issues to the benefit of the Arrowhead Lake Association.

First, in 1997 the owner of S 192 purchased a ½ double right from the north shore and, with the approval of the Shoreline Committee relocated that right to his S 192 location. S 192, a single dock site, then became S 192 A & B. The B site was never developed and remained an unbuilt ½ double right. In 2004 the owner sold the S 192 B right to Rob Perrin with the understanding that it would be relocated. The ALA was not apprised of this condition upon transfer of ownership. Subsequently, Mr. Perrin requested that this right be relocated to a location and be built out as a single slip. This was rejected by the ALA and unsuccessful negotiations proceeded between the owners of A & B to resolve the matter.

Secondly, in 2005 the ALA became the owner of N 442 A & B as the result of litigation related to dock spacing. Under the settlement, ALA would be allowed to build out the N 442A slip at that location only after the passage of three years. The N 442 B Slip Right became a right that was not assigned to a specific site.

In July 2009 the ALA was approached by Mr. Perrin with a proposal that his S 192 B right be joined to ALA's N 442 B right and relocated to a vacant site in Winter Harbor. This proposal was presented to the Shoreline Improvements Committee and approved for presentation to the Board for consideration. The proposal is supported by both the Committee and staff.

**FISCAL STATEMENT:**

**Estimated Cost:** \$ 37,245.00

**Source of Funds:** Funding for this project would come from association reserves.

**Budget Amendment Required:**

This project would be added to the Capital and Special Projects budget.

**Income Potential:**

Upon Completion, this slip would be made available to the Arrowhead Lake Association membership for purchase at a time when dock values were strong. In the interim, ALA could rent this slip to any ALA member in good standing.

**RECOMMENDATION:**

The construction of this Slip Right in partnership with Rob Perrin is recommended by the Shoreline Improvements Committee and supported by staff.

**RECOMMENDED MOTION:**

“I move that this recommendation be approved as presented and that staff be authorized to proceed with the marketing of this slip for sale or rental consistent with market conditions.”