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Lake Viking Board,

Proposal For Alternative Funding Methods

I'd like to start by talking about assessment increases, as a member of 28 years, 27 of those years we voted in March for assessment increases and then had 6 to 7 weeks before they were due. In my view this was a short time span to digest and prepare financially to pay. This has given members negative feelings towards increases.

We now have a 6-month time frame in between. The member's learned behavior is still there. It will take many years for that learned behavior to change. On a side note, Lake Winnebago members have a 12-month time span. We all know that funding increases are necessary to maintain the infrastructure of this lake community.

In early 2020 I had a lot of down time healing from up from a major back surgery. I was on Lake Viking facebook page viewing many complaints about assessments increasing. So, I did some research on Private Lake Communities nearby. I was looking to see and compare dues, also any other charges their members had to pay.

Lake Winnebago: a 400-hundred-acre lake was the closest comparable community. 5 years ago, their members were paying \$1,170.00 in dues and being charged to sticker boats.

- Non-powered boats \$10.00
- Powered boats \$60.00

Lake Winnebago dues are now at \$1,275.00, that's a \$105.00 increase in 5 years, that is a low increase.

This brought me to think, we need to do this at Lake Viking. My plan is AFM alternative funding methods. Example: if we had 1,100 boats being stickered:

- 100 non-powered boats \$25.00= \$2,500.00
- 900 powered boats below 250 HP \$75.00= \$67,500.00
- 100 powered boats 250 HP and above \$100.00= \$10,000.00, the faster you go the more you pay.
- Total revenue generated \$78,500.00.

Lake Winnebago, Lake Lotawana and Sun Valley charge for docks \$50.00. If we charged \$75.00 per dock and had 400 docks the revenue generated would be \$30,000.00. Those 2 examples would generate approximately \$110,000.00.

All members in good standing own this body of water. So, when a member wants to put a boat or dock on our Lake it's only fair to charge them. Owning a waterfront lot doesn't give a member special rights. We should all be treated the same as we all pay the same amount in dues!

The roads in need of repair lack funding to fix. AFM: start sticking recreational vehicles and charging for use on our roads.

Golf carts, ATV's, Rangers, Razors etc.

This could generate \$20,000.00 or more.

It's a pay to play world we live in. So, we should start charging to play. To play on our roads and our body of water. Other private lakes are doing it and we should also!

Other options for road funding.

Reenact stickering of vehicles and charge members. An example: if we charged \$20.00 per vehicle and had 1,000 members with 2 vehicles each the revenue generated would be \$40,000.00.

I was disappointed when stickering of vehicles stopped! Our security level here dropped. That made it harder for safety to do their job. The stickering of vehicles would give members a better sense of security in their community. \$40.00 to \$60.00 annually for increased security is a small price to pay in a member's mind. They would also feel like they are getting something for their dollars. Seeing the roads being repaired.

Thinking out of the box. A head stone on a grave reads persons name, birth date – death date. The most important thing people pay attention to is the time between the dates.

The same goes for enacting changes and enforcing them. The – in the middle means a lot to people.

So, I ask the board members to seriously consider AFM options to increase revenue/ funding for the association. These are needed to maintain the infrastructure of our community.

These changes can be enacted at the Board level! Keeping in mind the – in between.

It would be more acceptable to the members to pay to play versus pay assessment increases.

Thank you for reading my proposal,

Jerry Busch

PS: If you have any questions, please feel free to contact me.