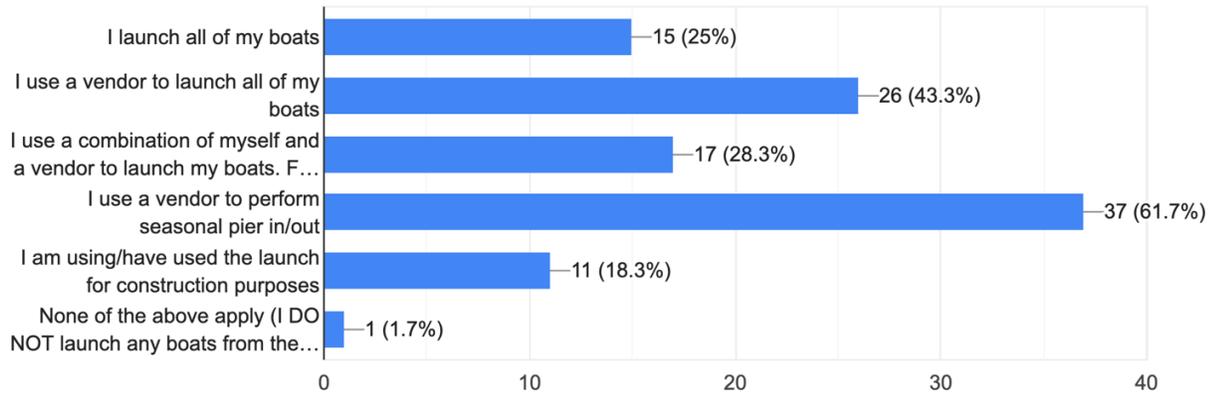


BLYC Launch Site Survey Compilation

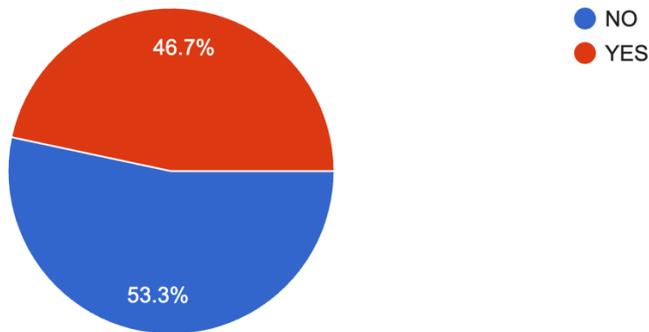
1. How do you use the BLYC Launch? Please check all that apply.

60 responses



2. Do you approve the use of our BLYC launch facility for heavy construction use?

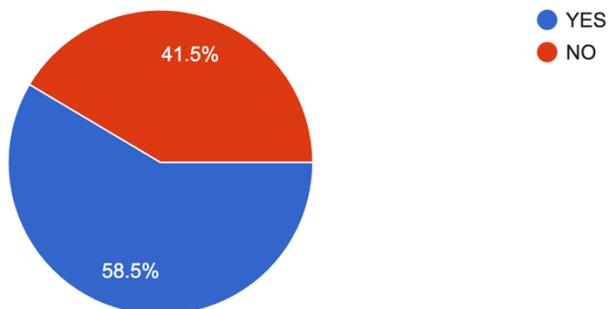
60 responses



NO, the launch site should not be available to construction use

3. Do you believe the launch should ONLY be used for seasonal boat & pier in/out services?

41 responses



Comments regarding your answer to Question 3: 25 responses

- If there is shoreline construction or reconstruction that can benefit the lake and the land owner and there is no way of getting said materials (natural) to the shoreline of the property then the launch site should be a viable option if the member/landowner is a BLYC member in good standing.
- I do not believe the launch site should be used for home construction.
- If an exception was needed by some Beaver Lake Resident due to the fact their home was on a steep bluff or there was no other way to do something an exception could be reviewed by board if it were reasonable and deemed necessary extra fees could be applied... You can bet there will be exceptions..
- Permanent pier use: yes
- I think there could be circumstances when the launch is necessary and it could be used for emergency purposes.
- I would prefer it be used only for seasonal boat boats going in and out.
- If the launch site is going to be used by vendors with big heavy equipment with big heavy loads there needs to be some sort of research done on what the launch site and road are "rated" for or capable of handling in regards to size and weight. Does there need to be a weight limit? A size limit? Like length and width of trucks and trailers. What do we do if the launch pad breaks? Who pays for damage to the road caused by vendors?
- We built 7 years ago and brought all building and shoreline materials by land. That process ripped up our lawn and some landscaping, but that's part of the construction process.
- I understand the difference between pier permanent construction and home construction relying heavily on lake access. Not sure what limits should be placed on access and use but do understand the impact on the access launch site and of course the neighbors inconvenienced by a long term ongoing home construction project. Perhaps a limit on the number of heavy vehicles per day and or a weight restriction which would not impact neighbor's egress plus a tariff on each vehicle accessing based upon size/weight/frequency to discourage usage and fund improvements to the site would make sense.
- For those of us who have a shoreline not accessible for a rip rap project or installing a permanent pier, the launch is the only way to accomplish these projects. It's interesting FOBL takes about preserving the lake and work on the shoreline (rip rap) enhances the water quality, yet if that is prohibited in the future it makes little sense.
- Over the last 50 years that is all the launch site was for not home construction and permanent piers. The site was not made for heavy use! And I don't think it should be made to use heavy equipment.
- Have a fee for use of launch for projects? Fee ties to how many times they open gate for their project or similar? How do you control use gate for boats vs projects?
- Rip rap and permanent piers are fine. We need these because you are allowing wake board boats which are ruining both my pier and shoreline
- Yes, however, how else would sea wall repairs or possibly a permanent pier be installed?
- Also if a boat needs to be repaired during the summer months.
- Lighter construction projects should be allowed
- Long term, it is counterproductive to allow anything over 15,000 lbs through the launch site
- There should be a size/ weight limit for use of the launch site , with a very stiff fee for exceeding the limit. How to measure size?
- Construction related to permanent piers, shoreline repair and in some instances boat houses should be allowed- with a fee. Construction for homes, or landscaping projects unrelated to shoreline areas should not be allowed.
- The wear and tear of the site is an issue that needs to be considered. Maybe a higher fee for use?
- There should be an extra charge to use the site for construction with heavy equipment with an additional charge of 10 to 20% of the construction costs due to the availability of the launch site. This charge should

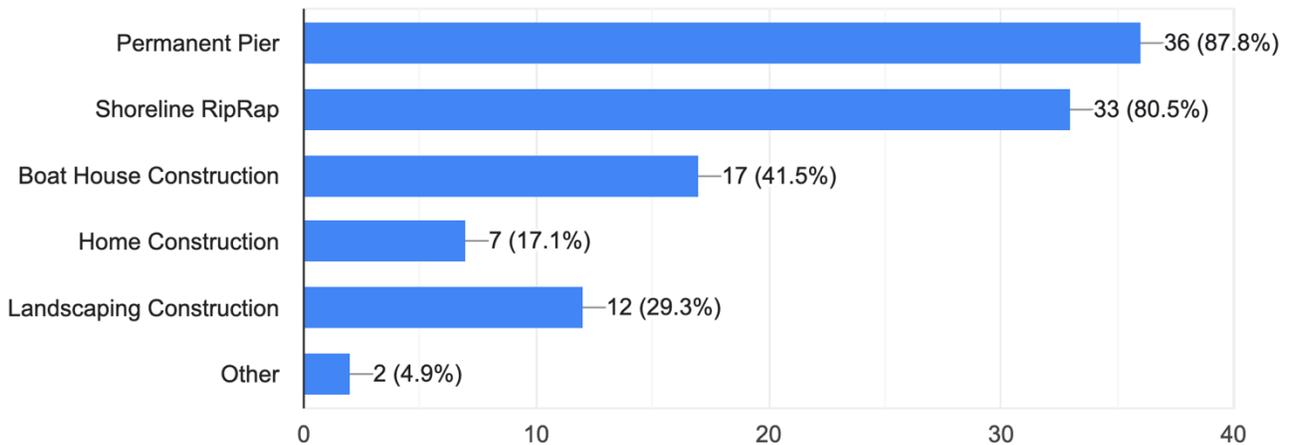
cover the maintenance of the site. The owner should also be responsible for any major damages at the site caused by the vendor. I believe the fees would be reasonable and the owner would not object

- The launch site was not designed for the construction work. At the very minimum if it continues to be used for construction & barges, a fee MUST be charged & should be increased significantly. We do our own dock. We use a trailer from the Boat house, but we meet them at the site & drive our own boat to the launch site 2x/yr. We make sure that they are careful on the drive to the launch site. The annual dues should be based on the # of boats, the number of times the launch site is used throughout the year. The current state of the launch site is embarrassing. Something needs to change.
- We need to protect our shore lines and our lake, especially since they are being damaged by the wake boats. To penalize home owners who are rebuilding their shorelines is out of line.
- Existing Special use policy is fine. Put more restrictions on contractor vendors
- I think we need to allow sea walls to be constructed and permanent piers to be installed. Some of the terrain of the homes makes on site access impossible. Charging the fee to use the launch for these purposes should help with the costs of reinforcing and maintaining the ramp, launch area and road way.
- I personally do not use the launch site for any construction use, however, I feel the BLYC needs to realize that this is a reality. I think that if there is a need to improve the launch facility to be able to handle every year use that that should be done.

YES, The launch site should be available to construction use.

4. What type of construction activities do you think are reasonable to allow? Please check all that apply.

41 responses

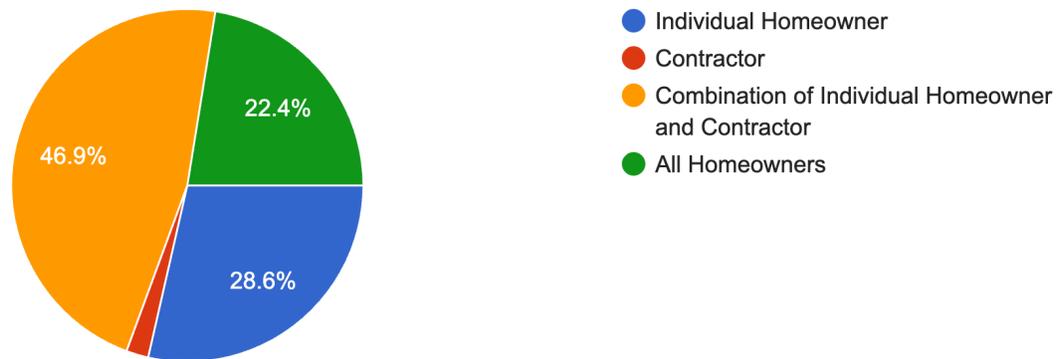


If you checked "Other" to Question 4, please clarify. (3 responses)

- None
- none of the above install and removal piers and boats only!
- ALL ARE CONSTRUCTION ACTIVITIES ARE REASONABLE

5. Who do you think should be responsible for bearing the cost of construction related to the wear and tear incurred on the launch and road?

49 responses



Comments related to Question 5 (17 responses)

- I don't believe the road should be part of the launch site. If there is wear to the launch site, it should be the responsibility of all members - that being said, there should be a rule of what can be launched from the site. The road should be the responsibility of the homeowners and the launch site that are located on the road.
- There are so many people who have already used the launch for what they have needed to get done on their property. It does not seem fair to now charge the people who have yet to use it. Especially for those that have no choice but to use the launch to get things done on their property, secondary to difficult terrain.
- All homeowners contributed \$250 to capital fund - one time. Perhaps this recurs as needed from time to time.
- My opinion is the best solution is to figure out how contractors can use the launch site appropriately as to not incur damage to the launch and road.
- With respect to the launch I would assume you are requiring insurance certs from the contractor. In addition, I would assume the Yacht Club has a GL and property policy for the launch. If not, you have a few insurance executives on the lake who could help you with this issue. As for the road, believe it is reasonable to have the Yacht Club pay a fee to the homeowners on the road. But I would suggest any new rules that are proposed, please have a meeting with the rules in draft form to hear from the Yacht Club members. At least you can solicit input. The last time Stalle enacted the current Special Use Permit it was a surprise to many yacht club members. And that has created a mess and subsequent communication with yacht club members on this issue has been erratic and non responsive in a number of ways. Sorry that you are dealing with this issue. It could have been handled so much better.
- Why should I have to pay extra in my dues for the mess the contractors and homeowner make??? I have made enough extra payments over the years for repairs for the launch site including redoing the gate over and over!! ENOUGH ALREADY!!
- Taxing lake access and paying Beaver View property owners to "use" their road without first bringing it to all residents was wrong. Everyone who lives on Beaver View new the launch was there when this moved in. Wear and tear occurs on all the private roads around the lake with landscaping, remodels and new home construction.
- THIS WAS A FAMILY LAKE! I'M NOT SURE WHO CREATED THIS MESS BUT WE ALL SHARE IN THE UPKEEP. WE NEED TO UPKEEP THE LAUNCH AND CHARGE MORE IF THERE IS MAINTENANCE. BY THE WAY THIS IS

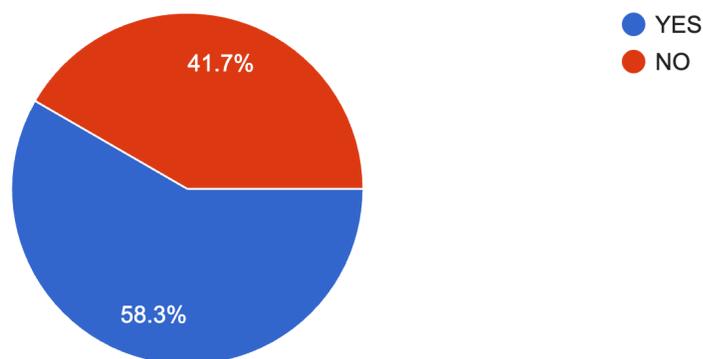
NOT THE FIRST TIME WE HAVE SEEN THIS LAUNCH IN THIS CONDITION..... THIS IS NOTHING NEW! PLEASE KEEP THIS SIMPLE AND NOT OVERCOMPLICATE THIS AND PUT A FEW MORE DOLLARS IN THE BUDGET.

- And a reasonable contractor fee
- Install of a permanent pier, sea wall repair, BLYC should impose a fixed one-time fee
- Would like to know more about what wear and tear consists of and their related costs.
- Thinking the launch can be a resource for all, but heavy equipment for construction purposes causes excessive wear and tear vs. seasonal barge usage (boats and piers in and out) and those costs need to be paid by the homeowner. Or, any vendor using the launch for heavy construction purposes needs to pay the \$5k and they can work it out with the homeowner.
- See my answer to the previous question
- The homeowner must be responsible for their activity.
- I'm open to a surcharge on contractors, but I worry that i) it just gets passed along to us via higher cost anyway and/or ii) they don't want to work on Beaver Lake due to cost and inability to make profit. So I think the bulk needs to be paid by homeowners. I would opt for a combo of a general capital charge to all people (since my sense is most people use it to some extent) and an additional/one-time charge to people who have specific projects via a "permit" charge.
- I think this should be "all homeowners" for boat launching and then the "individual homeowner" for piers in/out/permanent construction and for larger construction projects
- Loaded question. I do not think any of the options listed are the right option. I think it should be a combination of all. Including BLYC.

2025 FEE STRUCTURE

6. In 2025, we put into place the following fee structure to begin to address this issue: Seasonal Vendors (i.e. boat/pier in & out services): \$500/Sea...s own property. Do you agree with this structure?

60 responses



If you answered "NO" to the Question 6, what do you propose? (31 responses)

- I don't think the launch site should be used for HOME construction.
- The launch site and road are not appropriate for construction and homeowners larger vehicle use
- I do not think people who have lake property that is not conducive to land approaches with heavy equipment should now be penalized with a hefty fee.
- I think the \$5,000 is probably a little high... maybe \$3,000?
- Too expensive for homeowner. \$1000 fir permanent pier
- I think the one time fee should depend on the size of the project and the number of launch times required.

- Homeowners who need the launch to facilitate the construction/remodel of their home should not have to pay for use of the launch that was built by and for use of the riparian owners in the area. Any payments to repair or rebuild the launch should be borne by vendors who it can be demonstrated damaged the launch. Long-term wear and tear should be covered by assessment of all the members of BLYC.
- The launch should not be used for construction on personal property. It should be used as a launch site for boats.
- I agree with the fees for the past for the damage that has been done but hope for the future a solution can be found that results in no damage to the launch or road.
- I think the fees should also be tied to the size of the loads/vehicles being used for construction activities
- I agree with a charge for seasonal and construction, as well as homeowners paying a surcharge for permanent piers and rip rap shores. However, the \$200 "per use" charge for construction entry seems like it would be difficult to account for?
- Again, as I stated previously, with respect to the Special Use Permit, Yacht Club members were given no prior notice of the rule, no credible explanation as to how the Board arrived at the \$5000 number, and really you have no criteria listed on which to base a yes or no decision. Further, one of your Board Members at the Annual Meeting was telling anyone that listened, the Board has the authority to issue this type of decision impacting a homeowners property and value. I guess she attended a different law school than me. So, ultimately charging the fees (especially) the Special Use Permit hopefully was benchmarked against some relevant measure. In having a discussion with Rick, I never got that impression.
- I think homeowners who use the site for construction should pay more than \$5000.00, and construction vendors should pay more than 500.00. So homeowners who do not use site for construction do not have to pay for repairs of the launch site.
- \$5000 seems good for perm pier-charge more for those using it to build homes boat houses etc. \$5000 plus % of project cost?
- It should have been discussed and voted on by all homeowners first. \$5000 seems excessive. Where did that amount come from? Is half of that going to Beaver View owners? Who decided that?
- \$5000 FEE IS A JOKE! PUT MORE TRAFFIC BOND DOWN AND MOVE ON.
- Raise the contractor per use but the \$5000 is a shame as many of you have completed permanent piers and/or shoreline and are screwing us who have not
- Yes, however, a definition of "construction" projects, ie incld permanent piers/seawall ?
- too expensive for the one time fee not commensurate for the use of the launch
- Maybe a better approach (with the same end result) is to charge the vendor the \$5k and they can bill the homeowner as part of the overall coat of the project. Ultimately, it will be the homeowners cost but might be more efficient billing to just deal with the vendor.
- Not charging enough
- I think the seasonal vendor fee is OK; Any combination of Construction vendor or home owner should pay the \$5,000 fee for a construction project- only shoreland restoration or boat house. If a homeowner has multiple vendors for one project, each vendor use should be charged the \$5k fee.
- \$5,000 seems high for an access charge to an individual homeowner. It does not seem proportionate to the wear and tear cause by the use for a single project. I would think \$1,000 to \$2,000 would cover the wear and tear caused by the contractor for a single project.
- The charges should be in relation to the cost of the construction to be completed. You then have a reasonable charge for everyone using the launch site which can be confirmed by a court if challenged.
- But the fee should be increased significantly.
- Slightly raise construction vendors per use charge, if needed. The \$5,000 special fees for individual homeowners is out of line, especially since numerous board members have already done their projects BEFORE the fees were implemented.

- Only suggestion is \$5k needs to vary based on context. Building your home via the launch -- \$5k seems too low. Having a one-time delivery of lumber to build a boat house, \$5k seems too high. Might make it more customized based on the use requested.
- \$200 fee is a daily fee, Not a per use fee.
- Honestly, I do not think we have all the pertinent information and details (cost or repair, extent of repair, etc.) to know whether this fee structure makes sense, however, we defer to the Board who does have the details and appreciate the Board trying to make sense of this issue
- I would double the fees for all segments
- Again, I don't think you give enough options. I think as you charge more for the vendors, they will just pass that on to the homeowner. I think there should be some way to yes, charge a major construction user a fee, but simply putting in a boat or constructing a permanent pier should not be a heavy hit to the Homeowner

Additional Comments

If you have any additional comments or suggestions concerning the use, management and/or maintenance of the BLYC Launch, please list below. (12 responses)

- The road association should consider a weight limit
- Tough problem, agree. Home construction should happen on people's lots. Reserve launch for boat/pier/lift issues
- This is a tough decision but i think you are doing a great job and heading in the right direction- it is not a construction launch -
- The gravel is messy, it's time to pave the launch. I
- Would just reiterate again, if you are going to enact rules that impacts homeowners property, I think it's reasonable to have a session to discuss those rules in draft form. And if you are going to go down this route, I would engage counsel to assist you in amending your By-Laws and having a rule comment period, as many governing bodies follow this type of procedure. Further, the comment period would allow the Board to hear members concerns...you are free to take or reject some of the suggestions for amendments to a proposed rule, but at least those impacted by the rule can be heard and not surprised by the rule. That would be viewed very positively from the new Board.
- What has been the cost of maintaining of launch site annually for the past 5 or 10 Years? Has there been any documented road or launch damage attributed to a specific project? I think it was a mistake to implement this tax without more any explanation.
- the cost should include milfoil remediation near the launch site and added surcharge for the weight and size of the barge. If a fee for permanent pier construction, are those in place already (damage done) free of the fee? STOP the construction of permanent shore stations/boat shelters! They are an eye-sore and detract highly from the beauty of the shore line.
- With new construction depending on size of house etc, they may be limited to the number of times they use the site. I really feel if a homeowner can use his land to built or remodel etc, They should only use site f0r hardships in building, Then neighbors around the site have to put up with the noise, traffic and dust.
- Thanks for all your efforts!
- The dues we are paying are too high for the launching of 1 boat in/out. The annual fee needs to be modified to those that use the site more than 2x/year.
- It is a conflict of interest to have numerous board members charging everyone fees for upkeep of their road. Other private roads share the costs equally. Unbelievable that BLYC had to pay almost \$12,000 in legal fees this year. Truly that tells you that your new policies and fees are out of line.
- Cameras at launch/lot to monitor for damage?