

Special Notice Regarding North Central Beach Association Land Protection - July 2011

A primary goal of the NCBA has always been to keep its beaches and wooded areas in as natural a state as possible for generations to come. Rising costs, development pressure, and changes in use are making this increasingly difficult. The NCBA Board of Trustees has spent more than a year evaluating options to protect as much land within the wooded areas as possible without incurring any new significant carrying costs. We believe the following two-part approach is the best solution to this very challenging issue.

1. Systematic purchase of lots: In the past, the NCBA has strategically bought lots when the price was right from its Land Fund. The Trustees recommend changing that focus by offering to indiscriminately buy lots west of US 31 for no more than market value. We won't drive prices up; but we won't be passive about buying lots, either. When budgeted amounts are gone for the year, they will be gone. The Board will communicate details of each year's purchases to the NCBA membership.

2. Conservation Organization: A major concern of owning a great deal of land is the challenge of paying taxes. The Board considered a variety of methods often used to mitigate these costs including conservation easements, conservation organizations, "corridor" buying, and re-zoning. After much research and consideration, the Board recommends forming a carefully controlled conservation organization.

The NCBA would establish a non-profit charitable entity called the "NCBA Conservation Organization" (NCBACO) in accordance with Michigan and US law. NCBA Trustees would be the controlling members. As a non-profit organization, the NCBACO should be exempt from real estate property taxes on lots it currently owns; individual lot owners could also donate lots to the NCBACO through tax-deductible charitable contributions. Those lots would be maintained in a natural state, and could never be developed or built upon. **The potential "down side?" Any lots in the NCBACO would be available to the general public for "non-destructive recreational use"** (which does NOT include camping, bike riding, or motor vehicles).

The "public access" issue initially caused us to reject this idea, but as we studied it in depth, we realized that our roads already have public access status, and the risk of any further large-scale public visitation is extremely small. Your Trustees believe that the combination of systematic land purchases and the establishment of the NCBACO described above are the best options to preserve our natural resources. We feel it is important that all members be informed on this issue, and to have an opportunity to give their input before we move forward.. **Please attend the Annual Meeting on Saturday, August 6th at 11am at the Village Hall to give us your thoughts.** Additional information will be presented at the meeting and posted on the website: www.pentwater.com/NCBA . After we have received your input at the Annual Meeting we will be discussing all comments and making decisions at the board meeting on September 3, 2011 at 9:00 a.m. in the Pentwater Village Hall, which is open to the membership.

Please contact any Trustee to ask questions and or provide additional suggestions:

Peggy Pierce Barbour, Don Goldner, Buz Graettinger, Jeff Hoenle, Betty Johnson, Kari Karr, Betty Olwin, David Reynolds, Nancy Shannon Solo