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## NODLAND ADDITION HOIST COVENANTS 2006 SEASON

We operate with a "Grandfather Clause", that is, once you have a hoist on the dock, you have a spot every year thereafter, until you give up your spot by notice or failing to pay the appropriate fees on or before the annual deadline. Your spot cannot be given, sold or rented to anyone else. Should you move, your spot is not included with the sale of your home.

**\*\*Current Hoist Owners must submit the enclosed hoist application, along with the fee by April 12, 2006. Any hoist fee not paid by this time will be considered open for reassignment & forfeited by the previous owner.**

**\*\*For all first time members that place a hoist their will be a one time fee of \$200 to cover the dock expansion in 2005.**

**\*\*Assigned, paid, hoist spots can be retained without a water craft for a period of one season. Should a paid, assigned spot remain vacant for longer than one season, said spot will be forfeited by the owner and reassigned. The owner of the vacant spot will then be placed on the waiting list.**

**\*\*All requested Hoist assignments will be made by the Dock Committee before the dock is in, with pre-season notification of assignment to all those that applied. Final placement is contingent on DNR approval and water level. We are currently approved for our dock through the 2010.**

**\*\*To save on space, it may be necessary to limit the catwalks to every other hoist. If your hoist has a catwalk, you may be asked to share it with the neighboring hoist. If you don't have a catwalk you may be asked to purchase one or even switch it to the other side of your hoist.**

**\*\*Catwalk ownership, maintenance, installation and removal are the responsibility of the hoist owner. All catwalks must be unattached or left free for hoist removal.**

**\*\*Boats may be temporarily tied to the dock for no more than a 24 hour period.**

**\*\*The hoist spot is only available to the owner of the Nodland Addition home. This year you must also submit a copy of your boat registration with your hoist application.**

**\*\*In the event of not placing your hoist for the season, your hoist must be removed from Nodland Addition property by May 1, 2006.**

**\*\*The installation & removal of all boat hoists will be done by one hoist service company.**

**\*\*Please coordinate with Matt for the 2006 season if you purchased a new hoist or are having a different hoist spotted. If an individual is too late to have their hoist put in on the initial installation, that individual is responsible for contacting a hoist service company themselves.**

**\*\*All hoists are subject to approval by the dock committee and must be in good working order and have a canopy, except for jet ski hoists.**

**\*\*No hoist may be abandoned, or left on the association property. In the event of the sale of your home, your hoist must be removed prior to the new homeowners.**

**\*\*Failure to comply with Nodland Addition Covenants may result in loss of hoist privileges.**

## NEW BUSINESS

1. Hoist Application forms and Hoist Agreements will continue to be required for 2006. These forms were distributed to those people requesting placing a hoist at the dock. There are (17) hoist applications for 2006 which accommodates NALC Shareholders that were on the waiting list. Since the number of hoists are capped at (17), a new waiting list will be established in the order applications are received. New for 2006 is the requirement of a copy of the applicant's boat registration stating proof of Shareholder boat ownership.
2. The proposed budget(Fiscal Year Mar-06 to Feb-07) and assessment of dues were discussed. Mary Lou Ayers expressed concern over assessments for Shareholders with hoists and that the dues structure should be re-evaluated for Shareholders with hoists. This concern was acknowledged and will be reviewed by the Board for 2007. It was motioned by Andy Reed and seconded by Jeremy Brevik to approve the proposed budget. The motion was carried by a unanimous vote of those present.
3. Assessment of NALC shareholder dues for 2006
  - \$75.00            Baseline Shareholder(no hoist)
  - \$100.00        Baseline Shareholder + Hoist Space

## **PLEASE NOTE . . . PAYMENTS ARE DUE ON OR BEFORE JUNE 30<sup>th</sup>, 2006 (Make Payments to Secretary/Treasurer)**

4. The floor was opened for nominations for the Board of Directors. There were no new nominations. It was motioned by Mary Lou Ayers, seconded by Ron Smith, and carried by a unanimous vote of those present to re-elect the following Board of Directors;
  - Kenny Opheim            President
  - Dick Morreim            Secretary/Treasurer
  - Mark Herrig            Board Member
  - Diana Herrig            Board Member
  - Matt Zeman            Board Member & Dock Committee Chairperson
5. A NALC Cleanup Day was not scheduled since the lot did not need any work for Spring-2006. Thank you to all who pick up after themselves and help keep the lot clean.
6. A NALC Picnic was discussed. Andy Reed volunteered to chair a picnic committee. Andy was to see if the new shelter house in Gilbert Park was available and schedule a date if enough interest was determined. Please contact Andy at 336-5750 if you would like to help.

## **ANY OTHER NEW BUSINESS**

1. Paul Messerly expressed a desire to have the hoists placed as early as possible. It was stated that the dock was installed earlier this year and that Jerry Wallace has been contacted.
2. There being no further business, it was motioned by Andy Reed, seconded by Jeremy Brevik, and carried by a unanimous vote of those present to adjourn the meeting at 7:30 p.m.

Submitted by: Dick Morreim, NALC Secretary/Treasurer

**Nodland's Addition Association information\*\* March 6, 2006**

- 1) Membership buy-ins are determined by assessed value of the lake lot divided by the number of members.**
- 2) Annual fees are determined by the association on an annual basis. Fees in 2005 were \$75/year.**
- 3) Hoist space is not guaranteed. Newer members get the spaces closest to shore so will accommodate only smaller boats. As of 3/06, there is a waiting list, but the association tries to accommodate everyone.**
- 4) Dick Morium has additional information- 336-0296.**

Carl

Association

Secretary / Treasurer

Dick Morrison

Nodland's Addition Lakeshore  
Corporation

706 Hill Ave

Spirit Lake, IA

[dmorrison@mehsi.com](mailto:dmorrison@mehsi.com)

Chairperson of Dock  
Committee

Rick Hartwig

712-336-0497



To: Realtors in Spirit Lake

March 10, 2003

From: Kenny Opheim

I am the current President of Nodland's Addition Lakeshore Corporation. I am aware that there are some homes in this neighborhood that are for sale. I am sure that one of the items you tell a prospective buyer is the lake access that is available. This is true, but it does not guarantee a spot for a dock hoist. This is dependant on whether or not we have all of our dock hoist space being used.

I need to inform you that for this year (2003), our dock space for boat hoists is full. I would appreciate it if you would inform prospective buyers of this when you talk about the lake access. This is something that can/does change from year to year.

Included with this letter are some guidelines that we use for our dock. Also included is a map that shows the lots that are in our association. The lots that are x'ed out, are those properties that have elected not to stay current in our association. They do not have use of our dock. If someone were to buy one of these properties, they could get back into our association by paying a small one-time fee along with our current annual fec. I hope this may answer some questions. Thank-you.

Sincerely,



O. Kenny Opheim

## DOCK AND BOAT GUIDELINES

1. The dock is for all current dues paying residents of Nodlands Association to use at their discretion.
2. If a resident wishes to put in a boat by the dock, it must have a hoist for the boat to go in.
3. If a resident with a boat wants to use the dock and does not have a hoist, the boat can only be moored at the dock for no more than 24 hours.
4. The maximum amount of boat hoists will vary from 6 to 10 depending on lake levels. This does not include hoists for personal watercraft, unless you need to have the hoist for this watercraft in a space normally used for a boat.
5. In the event that there are more requests for boat hoist space than spots available, the following will rule on who gets a spot: a) if you had a boat there the year before, you will be given the spot. b) After this, we will give the spots based on length of owner's membership in Nodlands Assoc.
6. Assigning of locations where your boat hoist will go, will be decided by Dick Morreim. In the event that a satisfactory agreement cannot be reached, the President and/or Board will make the decision.
7. The installation and removal of all boat hoists is done by one hoist service at one time. The individuals are responsible for paying their fee to the hoist service. It is imperative that all hoist owners keep their fees current with this service. Dick Morriem will coordinate this service for the initial spring installation and fall removal of boat hoists for all people that have a hoist. All contact with the hoist service will be done by Dick for this initial installation and removal. If an individual is too late to have their hoist put in on the initial installation, that individual is responsible for contacting the hoist service themselves.
8. In you have a boat or other watercraft with a hoist at our dock and are paying the regular member dues, the boat or watercraft title must be in the name of a current member of Nodlands Assoc.
9. If there is space available and you would like to put a boat with a hoist at the dock that is titled in a relative or friends name, you or the boat owner would be required to pay a rental fee that is established by Nodlands Assoc.

