

MPOA Common Area Utilization Ad Hoc Committee Charter

- 1. Background.** Questions have arisen concerning the use of Common Area Parcel 1A in the Southlake area in conjunction with docks and stairs authorized under MPOA Board Standing resolution 99-080, of 14 April 1999. A series of Board discussions and town hall meetings led to the recommendation of three proposed solutions:
 - a. To convert the MPOA Common Area to Lots; 67% Total Membership approval is needed; Amended Declaration Art 13, Section 13.3(i)
 - b. To Sell, Transfer, Lease, Deed, Convey, or Encumber the Common Area; 67% Total Membership approval is needed; Amended Declaration Art 13, Section 13(vii) 7,8,10,11
 - c. To continue forward in accordance with Standing Resolution 99-080, which requires use of a Licensing Agreement for Temporary Structures within the Common Area
- 2. Objectives.**
 - a. Provide a communication forum inclusive of all interested parties to develop and evaluate options for the use of the subject common area in a manner that, at a minimum, maintains lake access at present status, with a desire to provide access to additional lots with similarly situated property.
 - b. Provide recommendations to the Board for changes to Association documents that will enact desired outcomes.
 - c. Identify issues of concern with options and recommend mitigations.
- 3. Guidance.** Guidance will come from the MPOA Articles of Incorporation, Declaration, By-Laws, MPOA Community Guidelines, and applicable county and state laws. The MPOA land use attorney and/or other legal council may be available upon request of the committee Chair to the MPOA President.
- 4. Membership.**
 - a. The MPOA President shall appoint a current [as of 13 March 2016] member of the MPOA Board of Directors as the Chairman of the MPOA Common Area Utilization Ad Hoc Committee, along with two other Board members.
 - b. The 1st Vice President shall appoint Member-owners of three Southlake lots who are authorized a dock under Standing Resolution 99-080.
 - c. The 1st Vice President shall appoint Member-owners of no more than two Southlake lots who are not authorized a dock under Standing Resolution 99-080.
 - d. The 1st Vice President shall appoint no more than three additional MPOA Members not residing in the Southlake area.
 - e. If possible, committee membership selection should occur in such manner that each proposal listed in Section 1 (Background) has at least one proponent.
- 5. Requirements.** To each consensus on the pros and cons of the current and any additional options, members must ensure those options presented are consistent with all Association documents, laws, and regulations.
- 6. Administration.** The Common Area Utilization Ad Hoc Committee will follow the procedures and guidelines outlined in Article 3 of the Community Guidelines and will provide, at minimum, a monthly summary report to the Board after each committee meeting.