

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE – NOVEMBER REPORT

Planning Committee Members: Carol Gillen (chair), Janice DiMaio, John Weber, John Rolando

DIY Reserve Study

Kit is in-hand and almost completed. Component list is in process.

Once completed, the kit can be submitted and we will receive the study back in a week.

Need to develop messaging to help community understand the necessity of Reserves and the function of a Reserve Study to ensure that Reserves are properly funded.

Input was requested and received from the Community Associations Institute forum relative to handling how the dam should be planned for in the reserve study.

As the engineers do their work for our dam repair, it is essential from the reserve study perspective for these points to be included in their reporting –

What is the useful life of the dam and the remaining useful life of the dam?

What would the approximate cost of replacement?

Board authorization for this inclusion in the in-process study was provided at its Oct meeting, and sent to our engineers via Ed Zimmermann, Dam Committee Chair. Engineers will address reserve questions separately, after the current study is completed.

Findings of the Adhoc Special Road Committee should not be expected until next year.

As a result of the need for more information for both Lake and Road, we are recommending proceeding with the Reserve Study with Lake and Road omitted for now, with intentions of adding these most important assets next year. Our kit must be submitted by year end, and the insight that we will receive relative to our building and tennis court needs would still be beneficial.

Board Email System: We need a volunteer to execute the board email implementation.

On-going projects (no progress to report):

We have a second request to purchase a WLLA owned lot, contiguous to a property owner's current holdings.

Future, Long-term Goals:

- 1) A 67% favorable vote from the community would be required to create a new community-wide agreement. This would be a very costly process, likely cost prohibitive.
- 2) Strategic plan for WLLA owned lots.

Our next meeting is scheduled for Wednesday, Dec 1 at 7:00 pm.