

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE

December 1, 2018 meeting

Planning Committee Members: Carol Gillen (chair), Carol Reynolds, Linda Verge, Janice DeMaio, Will Murchio, John Weber

Members in attendance: Carol Gillen, Carol Reynolds, Linda Verge, Janice DeMaio

Discussion to develop the committee's purpose and direction is focused on a review of a first draft of a Scope of Work. We would seek input from the Board of Directors as to whether our committee would coordinate the committees with regard to respective scopes work.

- 1) Long term planning
- 2) Direction for the community: Who do we want to attract to the community? Survey done by Carol Reynolds for Program Committee is proposed as a resource. Carol will present her survey at our next Planning Committee meeting, Jan 5 at 9:00am. We will meet in the Clubhouse to use the TV for her presentation. Linda will invite Maryann Muschlitz, Program Committee co-chair, to attend this presentation.
- 3) Facilities overview: List of Assets should be included. Will provided proposals from 2 home inspectors to review the Clubhouse & Office: Accurate and Affordable House Inspection (\$565 = \$475 + \$90 for bacteria water testing of the well); Ultra Home Inspections LLC \$600.
Carol R suggested doing some of the testing ourselves to save money, and offered to follow up with these companies to understand if that is worth doing. One comprehensive report also has value. Spring time would be a better target time so that snow is not covering anything at time of inspection. Gathering information (ie: age of roof) would be beneficial prior to bringing in the inspector as well. Linda has blueprints for Clubhouse, maybe Office as well, that she will share.
We would like to pursue utilities efficiencies as well, like more efficient electrical lighting.
- 4) Reserves planning: Carol G followed up with Owens (our accountants) as they offer this service as per their website. Service is based on the implementation of a software program that works off of a current assessment of facilities, estimated life expectancy and replacement costs to project how much should be tucked aside to plan for that replacement. Owens would set up the program with the initial values and projections. The cost of that study would range approximately \$2000 to \$4000. We can reduce these costs by providing them as much information as possible (ie: age of the roof & material used). The software would cost the association about \$150/year and then be maintained by the association after Owens is done with the initial setup. Bill Owens did caution that they would not be able to project the replacement cost of the dam and would defer to us for input on that.
- 5) Unify community: How do we get the 4 communities to get along & who brings them together? What are the differences in lake rights & responsibilities for each (need input from legal)?
- 6) Understand & define each community and their lake rights and responsibilities.

Meeting adjourned.

Next meeting scheduled for Saturday, January 5 at 9:00am in the Clubhouse.