

## **October 2022 Report from Planning Committee**

A meeting of the planning committee was held on September 21. Attending were Janice DiMaio, Carol Gillen, John Weber and John Rolando.

Email System Status - After exploring a number of email alternatives such as Fleep, Slack and several other free, low cost or large commercial products with the help of Kent Iverson, there does not appear to be a single solution that will work for our Board. Some are better for votes and others are more focused on messaging. Some were disqualified due to price and others for security of data. None of the trial solutions were deemed sufficiently easy to use that the entire board could be expected to willingly transition.

Tax Lien Properties – A discussion on how we might approach the tax lien properties continued. A new idea was discussed of approaching some tax lien properties and offering to take the properties if they pay all costs and possibly pay WLLA to take them. This may be attractive to some if they want to get off the list and get the burden of the property off their back. It was discussed that this would end the future stream of fees for WLLA and needs to be considered carefully based on lot characteristics and prospects of being sold to a dues paying party.

Reserve Study – Reserve study for 2023 will be prepared. Subsequent to meeting John Weber obtained some additional information to be included in the update.

Septic System – Repairs will not meet the \$5,000 threshold for study and all major components seems to be working well. Need to consider if / how the septic should be considered in the study. Is not used heavily and expected to last longer than the normal system life.

Well – working with no indication of need for repairs and component parts would not meet threshold of \$5,000. If a complete replacement was needed could potentially exceed threshold.

Clubhouse heat would be about \$10,000 to replace. Oil tanks are not in the ground.

Air conditioning - \$4,000 to \$5,000 each to replace. 2 Units.

### Planning Committee Agenda for 2023 –

Continue to consider what to do with tax lien and free and clear tax properties.

Complete Reserve Study for 2023

Other ideas from Board?

FUNDRAISING - not related to Planning Committee but will be continued and reported here. Ideas that seem practical and valuable will be passed onto the Programs Committee.

Submitted by John Rolando – Chairman