

Lodge Project

Architect, Administration, and Cost Topics

Includes Questions and Comments from Informational Meeting #3 9/9/2023

Line	Questions and Comments	Responses from Pat Raleigh, WPOA Board Member
50	What would a remodel and expansion of the existing lodge require? Why is the existing lodge obsolete?	The architect stated, from his experience, if a building is fairly new, it would make sense to renovate because the structure would probably be close to current building code standards for plumbing, electrical, HVAC and energy efficiency. Renovation on an older structure usually requires a structural analysis and often takes longer. Any unforeseen problems add to the cost and timeline. Also, to have construction while maintaining occupancy is harder due to parking, equipment safety issues and necessary manipulation of systems (electrical, plumbing and HVAC) to keep the restaurant open.
51	Who was asked to contribute comments when solicited from the community?	The Board asked the LRPC in 2020 (after Covid started) to gather community ideas for the new community lodge project. The community was asked to participate in small group meetings and ZOOM meetings. Approximately 150 people participated in 2020-2021.
52	Since Covid may have impacted this, should the community be asked again to comment?	Informational meetings in 2023 were planned to gather additional ideas and comments from the community based on the presented layout, cost, and proposed exterior elevations.
53	What is the need for a larger building?	In 2011, there were about 550 homes and now we are very close to 1000 homes. If you double the residents, the need will increase for additional use of the facility. Most of the recent growth is off the lake with permanent residents who use the facility year round.
54	What happens if construction prices go up after we start?	The architect will hire a Construction Manager at Risk contractor. After a contract is signed, price increases will be absorbed by the construction company.

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55	Why not build two separate buildings for the lodge and restaurant?	Some of the membership expressed the desire to order alcohol when eating at the restaurant. Combining the facilities in one building would allow alcohol to be served in the restaurant. The architect stated that two building locations would be more expensive. Utility (water, electric, gas, sewer) would need to be duplicated in two places if building in two locations.
56	Won't a larger population mean more boat traffic?	Yes, population growth does mean more boat traffic. The WPOA Board and Lake Advisory Committee are examining issues of boat safety.
57	Is 3209 the number of members that will be assessed \$316/year? Will the \$5.5 million price change?	No. There are 3209 properties, and about 1600 members who will pay the assessment. Members who own more than one property will pay the \$316/year only once. The \$5.5 million is based on 2024 pricing and the schematic design, and contains money for contingencies.
58	What are the loan rates?	The loan interest rate proposed to the Board is 6.75% for a 21-year mortgage.
59	Does the lounge make money?	The lounge has made profits in the last few years, but it is not considered to be an income generating facility because it is an amenity.
60	Could this project be built in phases?	The architect stated that it would not be cost effective to build in phases.
61	What is the ballot wording?	The ballot issue will be for borrowing a specific not-to-exceed amount of money for a specific purpose. The final ballot language is being determined.
62	Is the schematic design a feasibility design?	Yes.