

Lodge Project General Manager Topics

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

Line	Questions and Comments	Responses from Paul Cahall, General Manager
32	Why not save money and pay for construction after the money is raised?	<p>The Board did think about saving before building, but there would be a long time delay. With a mortgage, the facility could be used while it is being paid off. Members who move away from the Lake will have been able to use it and only pay during the time that they were here. If the money raised for the project is saved before building, members could potentially pay for a facility that they might not get to use if they leave the community before it is built. Building costs will most likely be higher in the future. Money must still be allocated to maintain the existing building so it can be used.</p>
33	What will be done with the existing lounge?	<p>The Board will make the decision about using the lounge building. It could be used for storage or meeting space.</p>
34	Why did the assessment to pay for the Rec Center remain in place after the mortgage was paid off?	<p>Ohio Revised Code 5312 stipulates HOA communities like ours must have an Improvement Assessment. The assessment for the Rec Center became this required assessment.</p>
35	It has been stated that membership has increased. Has the use of the pool, exercise room and restaurant increased? Has there been a rise in maintenance or staffing costs needed due to the increase in demand for services?	<p>We do not have numbers to show an increase in usage because those numbers were never tracked in the past. There has already been a request and a need to increase the size of the workout room but no place to do it without losing the indoor pool and hottub. In 2011 there were about 550 homes here and now there are very close to 1000. If you double the residents, demand certainly does not go down. In 2011 at least half of the homes here had part time residents in them and most of our growth has come off lake with permanent residents who use the amenities year round.</p>

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36	Has a financial analysis been performed that demonstrates that the lodge would be able to support its expenses? A clear operational plan and their associated costs is needed.	The lodge, new or old, is an amenity like the Rec Center, and will never make money above the cost of running it, but the additional usage will produce more income than the current setup does both in rental and income from the lounge and restaurant.
37	Would an assessment for a new lodge or deferred maintenance expenses on the old lodge draw funds away from other projects such as dredging or expansion of the water treatment plant?	The new lodge project is completely separate from all other costs of the association. A new building would actually, at least in the short term, reduce the capital cost as well as the operational cost of the lodge, restaurant and lounge, freeing up money for other uses in those budgets.
38	We strongly believe that the needs of the lake cannot be kept separate from the lodge discussion. A health of the lake report is woefully late in being presented to the homeowners. The past two years have seen unprecedented algae and grass blooms. Boating safety is a concern. If the lake becomes dangerous for boats, then people will leave which may impact the use of the lodge. If someone is injured or killed due to lack of safety markers, this will impact the reputation of the lake and impact ownership and the lodge. Waynoka has done a much better job of building reserves and managing costs but have lost their way in executing what makes this a lake. We ask that the board, lodge and lake committees come together and present a single plan/vision for Lake Waynoka.	<p>The health of the lake is a priority. The Lake Advisory Committee and the Long Range Planning Committee are working with the Board and Management, along with outside advisors to put in place remediation of issues that are of concern to the community. The Lake Assessment provides funds for:</p> <ul style="list-style-type: none"> • Dredging to maintain a navigable waterway in the main channel and coves, dredging every cove once every 4-5 years • Algae blooms (that first appeared in 2021) are accounted for in the budget and will continue to be addressed. • Boat patrols to address safety issues during busiest peak hours of use (the budget prohibits increasing hours of patrol). Marker buoys are replaced as soon as possible when they break loose. The Lake Advisory committee continues to assess boat safety concerns and operations.