

Lodge Project General WPOA Board Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Jenny Ellis, WPOA Board President	Ref
1	Just because you put a new facelift on the building of the Lounge, (Bar) doesn't change what it really is. Unless you change what is inside and clean it up internally it will never be an establishment that is worthy of that much money being put into it.	The plan is for the new lounge to be very different from the existing lounge. The existing lounge building will be kept and used as storage, office space, etc. Before the new lounge is opened the WPOA will review current lounge practices and make any necessary changes.	6
2	How nice it would be if we could live in a TRUE gated community. One where no one is admitted unless they are LIVE here. The fact that you can buy a small lot and have the same access as property owners is ridiculous. Also, coming to the front gate to say you are going to the restaurant or to the bar is NOT a true gated community. I know that there are many homeowners who have this same belief. Clean up Lake Waynoka, don't just cover it up!	Access to the current as well as the proposed lodge, restaurant, and lounge by non-members is being reviewed by the Board of Trustees, Police Chief, and Lake Manager. Membership concerns have been heard and are being considered throughout this process.	13
3	Will the outside public be allowed to use the restaurant and lounge?	This question is answered in Line 2 above.	14
4	Plan is gross overkill and a waste of money.	The WPOA Board will allow the membership to determine that issue by voting in the fall of 2023.	15
5	What becomes of the existing Lounge, when the new Lodge is complete?	The existing lounge will be kept and used as potential storage space, office space, etc.	91

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6	Why isn't the new complex at the marina or on the water?	The decision to build the lodge, restaurant, and lounge at the current location was based on available space, location of utilities, and cost. There is simply not enough parking or docking space at the Marina. The cost to destroy the current buildings at the Marina/beach and to build a new restaurant/lounge in this location, while also building a new lodge at the existing location was far too expensive.	19
7	Why not build this at the marina? People want to be outdoors and on the lake since this is a lake community.	This question is answered in Line 6 above.	20
8	Why not move the marina, keep just the gas pump there but remove the unsightly boats, RV, etc.	This question is answered in Line 6 above.	21
9	Explore the possibility of searching for a WPOA member(s) who has the financial resources to donate to the project in exchange for naming rights to a portion of the new facility (ie. The John Doe Library, the Jane Smith Lounge). You won't know if you don't ask!	The WPOA Board is currently exploring that possibility. Thank you for your suggestion.	75
10	Consider conducting a marketing campaign to "sell" the project to WPOA members.	The WPOA Board is currently reviewing multiple ways to inform the community of the benefits of the proposed lodge, restaurant, and lounge project. Thank you for your suggestion.	76

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11	Are the restaurant and lounge functions being combined?	The proposed plan separates the restaurant from the lounge area. The WPOA Board and manager are still considering how these two areas will function to best serve the needs of the community.	90
12	The priority and plan of the project plus the way it is to be paid for is ill planned to say the least.	The WPOA Board has been considering the lodge replacement plan for more than three years. This current proposal is the outcome of gathering pertinent information as well as considering the needs of the community.	143
13	The #1 Priority are issues with the lake, lagoon and water/sewage plant which promptly need to be addressed. Yet the Board wants the community to spend \$10.66 million for this project.	The Board continues to address the lake and dam, infrastructure, and public safety as is evidenced by the allocation of funds within the budget. Any questions regarding the water/sewer treatment plant and lagoon should be addressed to the WRWSD.	144
14	Why can't we build the Restaurant, Lounge and Event Center on the lake?	We can't build at the Marina location without destroying the Marina operation, we wouldn't have enough room and parking for the new facility and boat parking.	171
15	So are we going to vote on the new lodge in November?	Yes, mail-out ballots will be sent to all members in good standing this November. Members will be asked to vote yes or no to authorize the WPOA Board to use WPOA assets as collateral for the loan.	185
16	Is there any other place to build the new lodge while keeping the current one open during construction?	The LRPC (Long Range Planning Committee) analysis determined that the chosen site was selected because we have a power line to the west, a parking lot to the east, so the only direction we could go is north, towards Waynoka drive. We had over 150 comments during our study that addressed this location.	170

More questions or comments? Email lodgeproject@lakewaynoka.com