

Lodge Project General WPOA Board Topics

Includes Questions and Comments from Informational Meeting #2 8/12//2023

Line	Questions and Comments	Responses from Jenny Ellis, WPOA Board President
17	<p>We understand the goal in expanding and renovating the lodge, but only if this is going to bring in additional revenue for the lake. It seems that our policy of residents vs non resident use does not support some of the revenue intent for the lodge. If I cant meet a non resident at the restaurant for dinner without a pass, then why do we need to expand the lodge for additional use?</p>	<p>If the Lodge, Restaurant, and Lounge project is voted on and approved by the members, the Board and Manager will work together to implement a new business plan for this facility which will include new opportunities to generate revenue income. The current lodge is inadequate in size, functionality, and lay-out. The vision for the new Lodge and Events Center will ensure that the community will be well served for decades into the future with new activities and events for all to enjoy year round</p>
18	<p>There is so much to do in the summer- you have the lake, the marina, music on the green, pool area, the beach, etc etc. The other 3 seasons it is a bit bland. I think you could take some of the space and add activities that would bring people during the "off" months. This would not only give folks something to do but bring people into the bar and restaurant more often. Three conference rooms are a bit excessive, and it would be more useful to have a space for something to do. Some thoughts are golf simulator, duck pin bowling, etc. I would also make use of the outdoor space outside of the bar area. Folks these days love the idea of outdoor patios and rooftop bars. This would draw more into the bar area spring, summer, and fall. Have cornhole, fire pits, etc. You also have some folks that do not like the party scene. A wine bar with simple cheese trays would be more suited to them.</p>	<p>The third conference room can be used differently as some members have suggested. The Board will work with input from the community to ensure that all spaces, including outdoor areas, are used to meet the growing community's needs. Thank you for your suggestions.</p>

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19	<p>Our overall challenge is the attention to the lake itself. We have been thrilled with the expansion of Marina Point, but other challenges seem to take to long to resolve. I get that the gas docks are a marina responsibility, but if I choose to fill up off property vs the marina then keeping the marina open becomes a challenge. It took too long to renovate the docks.</p>	<p>The Lake itself is a priority of the Board. The Board is in the process of gathering facts to address sediment and algae control, dredging, and maintaining the dam, as well as other Lake related topics. The budget will, as always, be adjusted as needed to ensure good Lake health. Dock renovation is an on-going budgeted item. Weather conditions often slow down the process of dock renovation - not a lack of budgeting for docks.</p>
20	<p>This brings up lake depth. Although leadership is working hard to dredge the coves, there are sections of the main lake that are of issue and not being addressed. When we talk to people about how great Lake Waynoka is, I am not selling the lodge. If I am going to be assessed for improvements, I would rather be assessed for what sells the area and that is the lake. Depth has been an issue since we purchased land and little progress has been made to the overall lake depth. I understand that depth issues at my property are my responsibility, then provide options that I can take advantage of the overall lake being improved.</p>	<p>The dredging program is re-evaluated and discussed by the Board frequently. The goal of the dredging program is to allow the water depth to be sufficient for boats to navigate safely. The goal is not to increase water depth beyond what it was originally. The budget should always reflect this goal.</p>

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21	<p>We ask the board to make the lake a priority to improve. We understand that some of this may need to be coordinated together, but the lake is still the draw and it truly needs more than discussion. Even in the most recent newsletter dredging is 4 or 5 down the priority list? I think we all know it is going to be expensive, we know that even with best efforts Paul and his team can only remove so much. The time is to create the assessment, pay the right contractor, and dredge the lake the right way for all to enjoy.</p>	<p>Same answer as Line 20.</p>

More questions or comments? Email lodgeproject@lakewaynoka.com