

WPLA Special Meeting Minutes – January 10, 2017

The January 10, 2017 the special meeting was called to order at 7:00 p.m. by President Joe English. Approximately 60 association members were in attendance.

1) The first order of business was an update on the status of the dam re-certification. President Joe English explained that the dam recently received conditional approval from the State. Because of new regulations the dam is no longer in compliance. The conditions on the approval outline actions required to bring the dam into compliance which must be completed by July of 2018. The conditional approval letter will be posted on the web site. Basically the capacity of the spillway needs to be increased and insurance purchased. Timmons Engineering developed four alternatives for compliance, the most expensive was \$2,780,000 and the least expensive was approximately \$375,000 exclusive of additional engineering fees and permits. This study will also be posted on the web site. Addition pricing estimates for the engineering fees and permits have been requested from Timmons.

2) The second order of business was an update on dredging. Director Joe Internicola described a dredging proposal and estimate from Estate Management Services. The estimate is based on an airboat bathymetry analysis conducted in January 2016 to measure the volume of silt in the 5 coves of the lake. The estimate is for \$285,000 and assumes the spoils will be disposed of on lakefront property in spoil bags. This is exclusive of engineering and permitting costs as well as disposal costs for the sediment. The board has not taken any further action because of not knowing the extent of the Dam remediation required and our limited funds.

3) The next order of business was an update on the overall financial sustainability of the association. President Joe English described that the association has approximately \$220,000 on hand and generates about \$23,000 per year through dues and rack rentals. This leaves a \$500,000+ shortfall for the potential expenses of dam upgrades and dredging. If dam remediation of some sort and dredging are required every 10 years the association cannot sustain the lake with the present sources of funds. Approximately \$500,000 is needed now to fund the present liabilities.

Director Owen Waltmen further explained there is a need to determine how to provide the \$500,000+ now and develop a plan to provide for future maintenance requirements. Owen described plans to organize 6 committees of volunteers to develop plans to address the association's needs.

The committees described were:

Engineering Committee - Provide research, technical analyses and recommendations regarding dam and flood plain regulations, standards, work proposals and related matters.

Dredging Committee - Provide research, technical analyses and recommendations regarding removal and disposition sediment from the lake.

Other Dam Owners - Identify dam owners with similar issues concerning operation and remediation requirements and obtain contact information to pursue mutual interests.

Legal Committee - Engage legal counsel to interpret and advise on rights, obligations and remedies in the association's governing documents (declarations, covenants, bylaws); to represent the association in challenges and suits brought against it.

Finance Committee - Identify means to obtain funding to finance needed maintenance and repairs of the dam, lake and related property to ensure continuous safe and enjoyable use of the lake.

Legislative Committee - Communicate with elected and other government officials to express the association's support or opposition to proposed and enacted legislation, regulations and other requirements to which the association is subject.

A request for volunteers to participate on the committees was made.

The meeting adjourned at approximately 8:30 p.m.

Minutes prepared by Joe Internicola