

## Watkins Lake Owners Association (WLOA)

### Minutes – Revision – Changes are in BLUE

January 18, 2022

#### Attendance:

Not taken due to a small coordination of the Secretary transition from Pat Mc Donald to John Casey

#### Call to Order

Steve Miller called the meeting to order at 7:07 PM in the Waterford Library Conference Room.

#### Review of Previous Meeting Minutes

The meeting minutes for the November 16, 2021 session was reviewed and approved.

#### Treasurers Report

Greg Frontier reviewed the financials for the association with the following highlights

- Unspent funds for 2021 is \$18,000 being held by the Waterford Treasurer
- The association's current assets are \$60,000 so we are in good financial shape
- Reviewed the rolling 3 year budget and highlighted miscellaneous deviations from plan
- The office expenses were discussed related to the cost for Public Notices of assessments
- 2021 Spending overall was below the budget (\$16,000 Favorable to budget)
- Most savings was due to reduced need for weed harvesting

#### Communications

Mike Hauswirth reported on communications – mostly on Web Communications with the following Highlights

- Received one volunteer for the posted Secretary Position – So the “System” Worked
- Need a job description for the Claudia Park Director position
- WHOA Member directory is being finalized to spring of 2022
  - This will be the last paper copy produced
  - Will move to On Line Member directory in the future

#### Lake Board Report

No Report

#### Water Quality

No Report

## **Weed Harvesting and Claudia Park Report**

Mike Hauswirth reported on behalf of Pat Deibel the following:

- Wants to replace 3 trees in 2022 – cost around \$300
- Gate Maintenance is completed. All operating features work as designed
- Harvesting Equipment is properly stored for the winter
- Discussed ideas on security cameras – no decisions made
- Discussed individualized Key Codes with a current quote of \$5,300 (Installation) plus \$70/ month
  - Provides better knowledge on who is entering and exiting the park
  - Concept is each resident will have an individual code
  - Access plan and options need further study and evaluation
  - WHOA is using the current provider as main idea source since they own the access assets
  - The current provider has a self interest to upsell to WHOA – this is being managed
- There is an option which would be less expensive for the cloud hosting but we'd need an Internet connection. The value of having an internet connection at the park may be a better option as we could have live stream video cameras, Wi-Fi on-site and decrease our cloud based gate control cost. Assuming Xfinity or AT&T is \$40/50 a month and gate cloud data is around \$20 it may be more useful and cost efficient to get internet.
- The other thing International controls is quoting us for, is the relocation of the keyed access panels. Apparently, they are not positioned "to code" and would have to be moved in order to implement this new system. I asked them why this is necessary since we are privately owned, and it basically sounds like they won't work on our gate, for this up grade without it being compliant. Seems odd to me since they installed this originally but I guess the building codes changed.
- The all in cost to do this is basically around \$5300 plus committing which ever way to a \$70-\$80 monthly bill.

## **Activities Committee Report**

Linsey Broadwell communicated the following:

- Finalizing the Member directory with last edits needed by end of March
- Actual printing will follow in the spring
- Discussed adding a Pay Pal account to handle items like July 4 Flares – No decisions was made
- Need a job description for the Claudia Park Director position
- Winterfest is planned for February 10 at 2 PM
- St. Patrick's Day Run Walk is planned for March 12
- Sharks Club Social Event is planned for April 8

## **Boat and Park Committee Report**

Seeking a new Boat and Park Director

## **President's Report & Old Business**

Discussed the Lake Draw Down plan

- General Concept is to reduce the lake level during the winter
- Benefits are people can fix seawalls and the ice will improve lakebed surface - especially muck
- Permits are being pursued

## **New Business**

[WLOA](#) printed the Spring Newsletter that was very popular in 2021. This will be repeated in 2022. The work of Pat Deibel and the lake harvesting was highly complimented. The WHOA is seeking ideas on how to better recognize him for his hard work.

## **Adjournment**

The meeting was adjourned at 7:45

Following the [WLOA](#) meeting a separate meeting was conducted to elect people to new positions

The following were unanimously elected:

President	Steve Miller
Treasurer	Greg Frontier
Vice President	Dave Kramer
Secretary	John Casey
Director	Kevin Lynch
Director	David Shaw

Minutes Written by John Casey – Jan 21, 2022