



2024 ACCOMPLISHMENTS



Completed:

- Completed dock replacement project.
- Sold old docks, raising over \$5,000 in additional Association revenue.
- Revised dock reservation procedures and supporting Rules and Regulations
- Eliminated pool towels and local telephone service as cost containment measures.
- Repaved back lot with long-life recycled asphalt.
- Significant progress made on deck staining, path light repair/replacement.
- Created list of recommended third-party service providers.
- Replaced failed HVAC system in pool building common area.
- Installed stop-gap heating and dehumidification solutions for the main pool area after a mid-winter failure.
- Addressed lease default by Anchor Hospitality
- Addressed stubborn Well B contamination issues
- Replaced failing pump relay in Lazy Lynx building
- Cut down over 50 dead or dying trees
- Worked through the aftermath of the Maintenance Building fire, including securing temporary grounds care service.
- ARC committee did an annual Spring walk around ensuring the grounds were looking the best and addressed issues with management.
- Received WELCA board approval on the color and application for the patio epoxy.
- Addressed concerns with the number of dogs that have been on site.
- Continue to remind owners of the importance of having dryer vents cleaned for continued safety.
- Eliminated the WEL Phone expenses from the WELCA budget.

In Process:

- Internal audit, saving the Association \$9,500 over outsourcing to a professional auditor.
- Maintenance building reconstruction
- Identifying alternatives and collecting estimates for pool room refurbishment tasks.
- Replace failing pool filtration units.
- Continue to work with management group on owner's concerns addressed with the WELCA board.

