

WEL Board Strategic Maintenance Plan
10/28/2024 12:10:21

Target Year	Title	Category	Cycle (Years)	Cost Estimate	Milestone Balance	Running balance	Average monthly funding requirement for milestone	Comments	Date Identified
2021	Electrical Upgrades to Blue Heron	Restaurant - see assumption 5.		-\$5,500.00					
2021	Internet Improvements	Buildings	10	-\$4,570.00					
2022	Cable TV upgrades	Buildings	10					Cost unknown.	
2022	Dock cleats Replacement	Grounds		-\$2,500.00					
2022	Building exterior gable painting.	Buildings	15	-\$13,856.00				Quote of \$10,000 received from All Surface Painting LLC on 11/30/2021. Chris asked Justin to contact Gene Wilkins for an estimate. Tim asked what our budget was for this work.	12/13/2021
2022	Well pressure tank repairs	Buildings	20	-\$6,500.00					9/3/2022
2022/23	Audit		2	-\$13,650.00					
2023	Re-seal and stripe lot - estimate \$14-15K. Was part of \$18K capital improvement budget allocation in 2021 but not done.	Grounds	6	-\$29,799.00				\$29,800 in 2023; Previously done in 2017.	12/13/2021
2023	Pool Chemical Controller 1	Lodge	20	-\$3,000.00					
2023	Replace septic lift pumps	Buildings	15	-\$24,473.80					
2023	Replace lawn furniture	Grounds	10	-\$2,050.86				Moved to operational grounds budget	
2023	Actual Starting Balance		1	\$63,912.19		\$63,912.19		Force balanced based on 2023 budget, YTD actuals	
2024	Audit		2	\$0.00		\$63,912.19		CLA price was \$9,500, done internally.	8/31/2023
2024	Exercise room, office and hallway HVAC	Lodge	20	-\$11,100.00		\$52,812.19			8/28/2023
2024	Dock replacement PAID IN FULL BY SPECIAL ASSESSMENT \$197,625.88	Grounds	20	\$0.00		\$52,812.19		This is the project described in March 2023 "Dock Update" on the owner's website.	7/18/2023
2024	Dock accessories	Grounds	20	-\$14,780.80		\$38,031.39			
2024	Pool room heating short-term solution	Lodge	3	-\$7,825.00		\$30,206.39			
2024	Back lot resurfacing	Grounds	8	-\$11,800.00		\$18,406.39			
2024	Pool room dehumidification short-term solution	Lodge	3	-\$4,500.00		\$13,906.39			
2024	Pool filtration system replacement	Lodge	20	-\$8,000.00		\$5,906.39			
2024	Maintenance building fire	Lodge		-\$25,000.00		-\$19,093.61			
2024	Hot tub heater (Pool heater 3)	Lodge	20	-\$3,000.00		-\$22,093.61			
2024	Well issues	Buildings	20	-\$12,000.00		-\$34,093.61			
2024	Phone System Cabling/Upgrade	Buildings	20	\$0.00		-\$34,093.61		7/22/2024 Chris Tabat/Justin Behling. Will assume a VOIP solution if and when necessary at no additional cost to the Association. Note: Many alternative technologies with widely varying costs. Needs further study.	7/18/2023
2024	Reserve contribution from Operational Budget		1	\$33,636.00		-\$457.61			
2025	Asphalt repairs/repaving	Grounds	6		-\$457.61	-\$457.61		Not done with last reseal - will align cycle	
2025	Blue Heron repair/refurb/replacement	Lodge	20	-\$50,000.00	-\$50,457.61	-\$50,457.61			11/29/2022
2025	Whirlpool resurface	Lodge	20	-\$54,535.00	-\$104,992.61	-\$104,992.61			
2025	Septic cleaning and inspections	Buildings	3	-\$7,400.00	-\$112,392.61	-\$112,392.61		2022 Charge was \$7,325	4/25/2022
2025	Additional bumpers	Grounds	20	-\$5,250.00	-\$117,642.61	-\$117,642.61			
2025	Pool Chemical Controller 2	Lodge	20	-\$2,200.00	-\$119,842.61	-\$119,842.61			
2026	Kiddie pool resurface	Lodge	20	-\$53,570.00	-\$173,412.61	-\$173,412.61			
2025	Pool Chemical Controller 3	Lodge	20	-\$2,200.00	-\$175,612.61	-\$175,612.61			
2027	Pool patio painting and resurfacing	Lodge	20	-\$5,130.00	-\$180,742.61	-\$180,742.61		6/11/2024 In an EMAIL from Brent, has a quote for epoxy coating for \$5,130.	7/24/2023
2027	Replace pool heater 1	Lodge	7	-\$3,000.00	-\$183,742.61	-\$183,742.61			
2027	Replace Pool Room exterior door and install exit lock	Lodge	20	-\$15,000.00	-\$198,742.61	-\$198,742.61			

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2027	Pool indoor deck clean and seal	Lodge	20	-\$18,400.00	-\$217,142.61	-\$217,142.61		10/16/2024 Quote received from Newman Pools for deep cleaning and sealing. Assumes a more major resurfacing won't be necessary. In quote from All Surface Painting, LLC received on 11/30/2021 for gable painting, Jed referenced the poor condition of the pool surface and that it should be skim coated by a concrete contractor before applying epoxy paint. Water line and below is stained.	11/30/2021
2027	Replace deteriorating wainscoting in pool area	Lodge	25	-\$9,000.00	-\$226,142.61	-\$226,142.61			
2027	Replace pool building windows with broken seals	Lodge	25		-\$226,142.61	-\$226,142.61			
2027	Replace plumbing for pool	Lodge	25	-\$10,000.00	-\$236,142.61	-\$236,142.61			7/24/2023
2027	Add handicap lift to hot tub	Lodge	25	-\$7,000.00	-\$243,142.61	-\$243,142.61			7/24/2023
2027	Pool area HVAC & dehumifiers	Lodge	25	-\$167,000.00	-\$410,142.61	-\$410,142.61			12/13/2021
					-\$410,142.61	-\$410,142.61			
2028	Replaster swimming pool	Lodge	25	-\$90,000.00	-\$500,142.61	-\$500,142.61		June 2024 - estimate of \$160,000 for 5 year solution.	11/29/2022
2028	Septic cleaning and inspections	Buildings	3	-\$7,400.00	-\$507,542.61	-\$507,542.61		2022 Charge was \$7,325	
	Funding Milestone paid in from 2025 through 2027				-\$507,542.61	-\$507,542.61	-\$180.75		
						-\$507,542.61			
2029	Asphalt repairs/repaving	Grounds	6			-\$507,542.61		Not done with last reseal - will align cycle	
2029	Replace pool heater 2	Lodge	7	-\$3,000.00	-\$3,000.00	-\$510,542.61			
2029	Re-seal and stripe asphalt surfaces	Grounds	6	-\$29,800.00	-\$32,800.00	-\$540,342.61		\$29,800 in 2023	12/13/2021
						-\$540,342.61			
2030	Building siding painting and staining	Buildings	15	-\$250,000.00	-\$282,800.00	-\$790,342.61			
	Funding Milestone paid in from 2028 through 2029				-\$282,800.00	-\$790,342.61	-\$151.07		
						-\$790,342.61			
2031	Security camera system repair/replacement	Buildings	20	-\$12,000.00	-\$12,000.00	-\$802,342.61		Note: Many alternative technologies with widely varying costs. Needs further study.	9/3/2022
2031	Internet Improvements	Buildings	10	-\$10,000.00	-\$22,000.00	-\$812,342.61			
2031	Replace pool heater 3	Lodge	7	-\$3,000.00	-\$25,000.00	-\$815,342.61			
2031	Septic cleaning and inspections	Buildings	3	-\$7,400.00	-\$32,400.00	-\$822,742.61		2022 Charge was \$7,325	
						-\$822,742.61			
2032	Back lot resurfacing	Grounds	8	\$11,800.00	-\$20,600.00	-\$810,942.61			
						-\$810,942.61			
2033	Sprinkler System Controller and Pump replacement	Grounds	20	-\$10,000.00	-\$30,600.00	-\$820,942.61		Note: Costs/lifespans uncertain	9/7/2023
						-\$820,942.61			
2034	Pool filtration repacking / major maintenance	Lodge	10		-\$30,600.00	-\$820,942.61			
2034	Replace pool heater 1	Lodge	7	-\$3,000.00	-\$33,600.00	-\$823,942.61			
2034	Septic cleaning and inspections	Buildings	3	-\$7,400.00	-\$41,000.00	-\$831,342.61		2022 Charge was \$7,325	
						-\$831,342.61			
2035	Asphalt repairs/repaving	Grounds	6		-\$41,000.00	-\$831,342.61		Not done with last reseal - will align cycle	
2035	Re-seal and stripe asphalt surfaces	Grounds	6	-\$29,800.00	-\$70,800.00	-\$861,142.61		\$29,800 in 2023	12/13/2021
						-\$861,142.61			
2036	Roof replacement (Last replacement 2008)	Buildings	30	-\$700,000.00	-\$770,800.00	-\$1,561,142.61			12/13/2021
2036	Funding Milestone Paid In From 2030 through 2035				-\$770,800.00	-\$1,561,142.61	-\$137.25		
TBD	Major septic system work	Buildings	??	??					
TBD	Major well repair/re-drilling	Buildings	??	??					
TBD	Major repaving of asphalt surfaces	Grounds	??	??				Likely past 2036	
TBD	Major repair/resurfacing of tennis court	Grounds	??	??				Likely past 2036	
	Average monthly contribution of spread out evenly over life of plan						-\$151.63		