

Westwood Village Homeowners Association
Waterfront Committee
Owner Meeting / Dock Project Status and Collaboration
7pm Wednesday, February 5th, 2025
Zoom - <https://us06web.zoom.us/j/81387356735?pwd=qZSxbg6CEfCawJ5blgvAtqHZjCGT3T.1>

Project Objectives

Replace the marina docks

Replace the floating swim dock

Timeline

Replacement of the docks is tied to our ability to pay for it. Ideally, we would do the entire project in one effort beginning in the fall and finishing before summer. Contractors charge for deploying the large equipment and barges necessary for this kind of work. If we do it a piece at a time, we will pay for mobilizing more than once.

Financial Plan

Special Assessment

Replacement of the docks is a capital expense to be shared equally by the 79 units at WVHA. A special assessment will be required.

Contractor bids will be solicited when the design is completed. The ~\$600K estimate we have now is based on price per square foot and generalized component costs. At that price each unit would be responsible for \$7,600.

Some owners may be able to pay the entire amount in one year. Others may require longer.

Owner Financing

In order to have the necessary funding to start the project sooner there may be owners willing to lend to WVHA in return for repayment with interest over several years.

Slip Fees

As discussion about the condition of the marina and need for replacing the docks has grown over the past few years there have been questions about the slip fees and what they should be based on.

1. The lowest slip fees would result from charging renters the operational expense of maintaining the marina. That works out to less than the \$350/season charged up until last year when it was raised to \$550. A marina slip rental is the only amenity at Westwood that incurs a fee. We do not

charge for individual use of the pool, tennis courts, paddle board / kayak storage, etc. The pool costs the most to maintain.

2. Discussion about funding the replacement has brought to light the lack of adequate reserves to do so. Although the capital expense for replacing any of the amenities would be borne by all owners equally, a common argument is that slip rates should include something beyond maintenance costs to help build a reserve. This is effectively what has been done to date. Up until we replaced the breakwater there was a one-way flow of surplus funds from slip rentals to the general fund.

3. At the high end, a common argument is that slip rates in our private marina are far cheaper than any commercial operation on the lake.

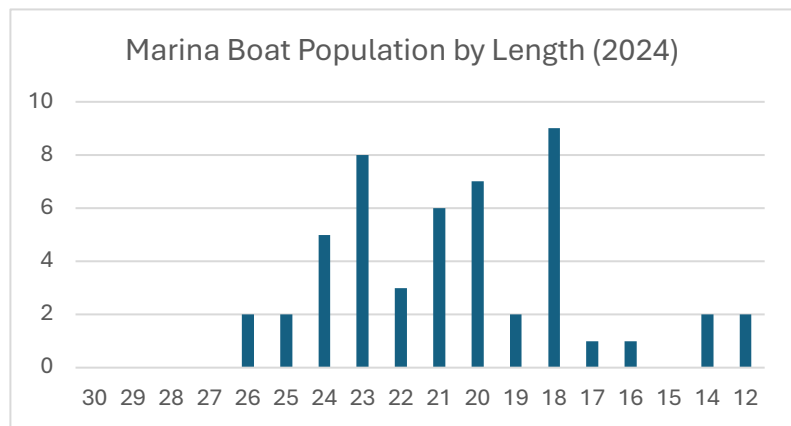
Project Design

The design of the replacement docks is ongoing. This series of meetings will help decide how we use the 5,187 square feet of coverage allowed by the state. The existing docks cover 6,207 square feet, so adjustments are needed to reduce the footprint.

Marina

All three docks inside the breakwater need to be replaced.

Instead of installing new docks and fingers as they are today, we can adjust their lengths and widths. The existing slips are all 30' long, but very few boats in the slips exceed 25'.



The existing docks and fingers are 6' and 4' wide, respectively. They can be narrower, with 5' and 2.5' recommended.

Canvas covers for any or all the slips are possible, but not part of the current estimate.

Swim Area

The floating swim dock will not be permitted to remain. But by reducing the dock footprint in the marina we end up with approximately 1,000 square feet of surplus that can be used for a new dock in the swim area. The proposed D Dock would connect to the shore between the breakwater and the sun deck. Unlike the docks in the marina, it would be a fixed dock (not floating), because it is outside the breakwater and would not be protected like the marina docks.

One possible configuration of D Dock would have it run alongside the breakwater and then dog leg into the swim area. The state limits dock widths to 10'.