

# WESTLAKE LAKE MANAGEMENT ASSOCIATION

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## PRESIDENT'S MESSAGE

February 2023

Dear Members of the Westlake Lake Community,

Wow, we are already in February! I hope this message finds you well as we start the new year together.

The WLMA lake and financial operations is quite complex. In addition to the daily activities to maintain a healthy, beautiful, and private lake community that we all expect and value, I thought you might be interested some of our time-consuming operational activities at the beginning of each year:

**Annual billing.** The annual billing of regular assessments, boat and kayak permits, and the marina slips is performed in December through February. Although we use various systems for the annual billing, it is a mammoth task for our Financial Operations team getting the bills out the door, following up on collections, and responding to homeowner and boat owner questions.

**Annual insurance renewals.** Many of the WLMA insurance renewals happen in December and January. We review and consider what changes could or should be made each year and discuss with the WLMA Board of representatives from each District.

**Annual audit inspection of boats and kayaks on the Lake.** The Lake Operations team performed the annual audit of the approximately 900 boats and 350 kayaks on the lake. This is a physical inspection by touring the marina and homes / private docks on the lake. This annual audit is required by and reported to Los Angeles and Ventura Counties to confirm the required boat registration (kayaks are exempt). The county may follow up with boat owners directly, as deemed necessary by the county. We, WLMA, are now updating and confirming the findings with our records and adjusting any annual billing, if necessary.

**Annual financial audit.** Our Financial Operations team, along with the Audit Committee, are preparing for our required annual audit of our financial statements for the calendar year which ended December 31, 2022.

In addition to the above, I am proud to report that we have an active committee structure of volunteer Board members focused on various aspects of our lake and financial operations. These committees all met in January and discussed some of their top goals for 2023, including improving timely and transparent communication.

One other area of mention: We are reviewing and taking a “fresh look” at various areas of our operations to identify any opportunities for improvement and increased efficiency. We already identified and are implementing a new marina and boat tracking software to make the annual billing and annual boat / kayak audit more efficient.

**Did you know?** After several years of work on the Emergency Action Plan (EAP) required for the dam, our EAP Coordinator, **Retired Admiral Tim Sullivan**, obtained the government approvals in August 2022. Adm. Sullivan is now working with our Lake Operations Manager, **Nick Smith**, on an EAP training program for 2023. *Ensuring the government compliance and safety of our dam and community is a top priority.*

I'd like to encourage you, as the elected District Representatives and the HOA/POA Presidents, to disseminate this information to all your communities, as a way of improving communications with our lake community.

Respectfully,  
Chip Lightfoot, President