

Woodlake Preservation Association

Minutes of the WPA Board meeting held on November 12, 2024

Larry Dooley called the meeting to order at 7:00 PM

Board Members Present

- Larry Dooley – President
- Dan Mizer – Vice President for Lake Affairs
- Linda Huff – Treasurer
- Charley Todd – Secretary

Members Joining Meeting

Suzy Pryor

Presentation of Minutes

- Charley Todd reviewed the minutes from September 16, 2024. Dan Mizer had previously submitted recommended edits. Dan Mizer made a motion to accept the minutes with the previously submitted revisions. Charley Todd seconded the motion. All voted in favor of accepting the minutes as edited.

Report on the Hayride

- Linda Huff reported that the Hayride was a success. After a second call for trailers and vehicles five were available. The number of participants only required four of the five. Dan Mizer recognized that Linda was the organizer of the event and the reason for the success.

Treasurers Report

- The Treasurer's Report was a summary of September and October because the Board did not meet in October. September interest income was \$113.09. WPA received dues from an Associate Member in October in the amount of \$340.00. As part of due diligence, Linda Huff informed the Associate Member that dues are not pro-rated and that the amount would only cover 2024. After consideration, the member decided to pay the amount for the remaining part of the year because his grandson enjoys coming to the lake. October interest income was \$125.35, September expenses included \$1,275 for mowing (there were no mowing expenses in October). Web expenses were \$35.19 both September and October. The insurance premium in the amount of \$4,163.00 was paid in October. This was slightly under budget because the premium did not increase as much as expected.

There was an expense of \$21.63 for reimbursement to Linda Huff for the purchase of a new lock for the gate.

- Charley Todd made a motion to accept the Treasurer's Report. Dan Mizer seconded the motion. All board members present voted in favor of the motion.

Lake Report

- Dan Mizer Presented the Lake Report.
- John Melvin has treated the lake for the spread of Cutgrass beyond its intended area. Due to the water level of the lake, he was not able to treat some low water areas. He will return later, when water conditions are favorable, to complete the treatment.

John Melvin applied bentonite clay to the outside of the riser pipe for the service spillway. The addition was to stop slow leakage that was still occurring.

Southern Lawn and Shredding LLC has been working on shredding of the vegetation on the dam. They noted that Yaupon had begun to return at the base of twelve trees. The quote to remove Yaupon is \$650.00. Dan requested that this expenditure be authorized even though it was not in the original budget. Linda Huff made a motion to authorize \$650.00 to remove the yaupon. Charley Todd seconded the motion. All present voted in favor of the motion.

- Linda Huff made a motion to accept the Lake Report. Charley Todd seconded. All present voted in favor of the motion.

Architectural Report

- Linda Huff has completed revisions to the form and instructions. The Board Members present have already concurred. Linda will forward to Robert Patterson, WPA Vice President responsible for Architectural affairs for approval, or automatic approval based the already obtained Quorum approval after five days of sending.

2025 Budget Discussion

- Linda Huff, Treasurer of the WPA, presented a spreadsheet with budget proposals for 2025. Amounts grouped in two major categories, Required expenditures and proposed expenditures. Linda presented the logic for the amounts presented. After the initial presentation, the Board worked on the budget to ensure that the annual dues collected would be sufficient to fund operations while keeping the increase in Annual Dues to a reasonable amount. The Board revisited the proposed Items and reduced or eliminated some, as well as reconsidering the budgeted amounts for the required expenditures. The result was an annual dues amount of \$395.00 per platted lot. Linda Huff did a comparison of WPA dues to other HOAs and found that WPA dues are lower than most. The dues for 2024 were reduced by \$60.00 per platted lot

from the amount charged in 2023. The Treasurer will present the budget as information to the membership during the 2025 annual meeting on January 27, 2025.

- Credit Card and ACH options will be available to members, in addition to payment by check in 2025. The bank charges a percentage of the total for the Credit Card or ACH convenience. Members will receive emails in December from the Treasurer requesting the preferred method of payment. The invoices will include the dues amount of \$395.00 per lot plus the processing fee.

Upcoming Meetings

- Tentative Dates for Future Board meetings were set as:
 - The Board will not meet in December.
 - The Annual Meeting will be on January 27, 2025, at 7:00 PM via ZOOM. The Board will hold a coordinating rehearsal on January 23, 2025, at 7:00 PM via ZOOM.
 - Board members will please submit their portion of the presentation to Charley Todd by January 20, 2025.

The Board adjourned at 8:31 PM.