

**WOODLAKE PRESERVATION ASSOCIATION**  
**BOARD MEETING MINUTES**  
**January 25, 2022**

Linda: folks emailed asking if the presentation or meeting minutes from the annual meeting will be posted or sent out

No actual minutes taken, but Charley can compile them from the presentation and Linda's notes to send them out. Recap of items brought up in open discussion → Linda has it in her notes

**Call to order:**

Officially called to order at 7:15pm by Charley Todd on Zoom

Absent Glenn Rierson

2022 welcome, former president Charley opened the meeting to reconstitute the board  
Charley made a motion to accept the resignation of Glenn with a note of thanks  
Linda 2<sup>nd</sup>, Robert 3<sup>rd</sup> all in favor, no opposed

Under the bylaws the remaining board members can appoint someone to fill the term. Glenn has 2 years remaining (expires 2024)

Robert expires 2023

Charley and Glenn's successor expire 2024

Linda and Dan's terms expire 2025

Helps us to keep the 2, 2, 1 staggered arrangement of board members

Charley makes a motion for Meriam Saleh to fill Glenn's position, Robert 2<sup>nd</sup>, motion passes  
Now have a reconstituted 5-member board

Charley 1<sup>st</sup> motion Linda to continue as treasurer, Robert Patterson 2<sup>nds</sup> and Linda accepts  
No one is opposed, unanimous vote for her to continue to serve as treasurer

Charley turns it over to Linda to sort out the President's position. No others are interested.

Linda makes a motion for Charly to continue as President, Meriam 2<sup>nd</sup>, all in favor, unanimous

Charley makes a motion for Dan to serve as VP, with a focus on the lake management given his comments and interests and previous work with Glenn. Dan says he is glad to, and would like to take it on. Robert 2<sup>nd</sup> the motion, no one opposed, unanimous pass.

2 remaining bylaw positions, one is the secretary any interest? Meriam volunteered. Charley indicates the secretary tasks include the website, and the secretary email account and sending things to the correct person, routing things, taking and posting minutes. We don't have to take down every single thing just motions and passing votes etc. Linda indicates enough information

needs to be in the minutes to ensure we have details if we look back 6 months down the road. Robert indicates what is really important to the community is that they know what we are doing, and commented that the annual meeting was a great success and huge kudos and thanks to Linda. Things are going very well; WPA is in a good position moving forward. Linda said you can't overcommunicate. Everyone thankful and wants to know what is going on. Robert asks if Secretary can help with things like Nextdoor and the public view

Linda indicated that there are about 216 folks on Nextdoor and also cross posting notices on all avenues of communication.

Dan brought up that the website minutes should be archived and saved somewhere, Charley and Linda indicated that they are backed up on the website. Need a way to digitally store those things. Lost pre 2000 documents, that were in 6 boxes—can't have that happen again.

Charley made the motion for Meriam to serve as Secretary, Linda 2<sup>nd</sup> and all approved, unanimous pass.

Charley made the motion for Robert to serve as member at large and continue to focus on the architecture committee. Robert says that he accepts and would be willing to continue it. Linda 2<sup>nd</sup>, all in favor, unanimous pass.

We now have a unanimous and reconstituted 5-member board as the bylaws state.

Charley moving forward Mondays as our regular meeting times.  
Next meeting Monday February 7<sup>th</sup> at 7pm via zoom

Charley would like to establish our agenda for the next meeting, so we can be prepared

Linda treasurer's report, 2<sup>nd</sup> deposit will be made soon, bringing in about 9k so far in HOA fees. Invoice for quikbooks needs to be figured out.

In accordance with some expressions from the annual meeting open forum, dedicate most of the next meeting (after any pending architectural approvals) to Lake Plan, based on cost estimates, current dues, etc. In accordance with the bylaws, we did increase the dues, according to the bylaws is able to be increased 20% per year. Don't want to raise annual fees to the point where they are so pricey, we don't get associate members.

While George commented we should put it all towards the dam, Charley points out that beaver control is very important to maintaining the integrity of the dam. The spraying for the lake going forward will be a less costly, but still needed expense.

Evaluating annual expenses not much of anything to cut, or wouldn't amount to enough to make a dent in the budget for the lake restoration.

Linda said: we have come so far from having only 19k in the bank, where we could barely afford the lake management fees which were about 13k that first year. But just now have recuperated and gotten our feet underneath us to be more financially sound.

Robert the importance of having a plan for the homeowners. Linda has started looking at what we can comfortably afford.

Linda and Robert we need to investigate what the 501c process would be.

Linda should we do a survey to see if folks would prefer a one-time assessment or if there was a 501c would they donate

Dan brought up an HOA loan still as an option. Charley and Robert both very opposed and would want to resign, as they understand that liability would fall on the individuals of the board. Unsure? Still look into it but not something we really want to do.

Robert and Charley both say that lake front owners would likely be willing to help donate or pitch in and split the cost.

Need to be able to say this is what it will cost to fix the dam, this is what it will cost to fix the spillway, etc.

Meriam will look into 501c status info and share at next meeting

Charley charge for next meeting's agenda

- Linda updated financial plan, current status

- Robert any architectural requests

- Charley bylaws info

- Meriam 501c info/update

- Dan lake plan: dam biggest concern, eventually the spillway but right now the dam is the biggest problem (expert suggest riprock)

Robert reiterates that we just need to focus on the finances for it and have a plan

Linda would like Charley to reply about the Quikbook invoices.

Charley motion due to the fact that we were never queried about renewing quikbooks and never voted to spend the money that we decline the reimbursement. Linda 2<sup>nd</sup>, all vote in favor. Charley will reply

### **Adjourn**

Linda made a motion to adjourn, Charley 2<sup>nd</sup>.

Meeting adjourned 8:41pm