

**WOODLAKE PRESERVATION ASSOCIATION**  
**BOARD MEETING MINUTES**  
**April 11,2022**

**Call to order:** Officially called to order at 7:07 pm by Charley Todd on Zoom

**Board Members present:** Charley Todd, Linda Huff, Robert Patterson, Dan Mizer; Meriam Saleh

**Minutes:** Charley makes a motion to approve the March meeting minutes. Linda, ; Dan, seconds. Unanimous with approved changes per Dan's earlier email to Linda.

**Treasurer's report:** Linda sent out our profit/loss statement; reviews with board. Indicates that the \$5,000 donation check has been deposited. Drafted a thank you letter for the recent \$5,000 donation and sent to all board members. No changes were requested so Linda asks Charley to sign it and she can send it off. This should be done sooner than later as we don't want to seem ungrateful. Provides update on the two delinquent Calumet homeowners; one has not paid and had avoided emails. Did indicate via text that he would pay at beginning of April. No payment was received, but indicates via text that payment will be made at the end of April. The other property owner only owes the late fee, but has ceased communication altogether. This homeowner never responded to emails at all; only briefly communicated via text and now not at all. Treasurer Linda Huff will provide contact phone numbers and president Charley Todd will call both property owners to hopefully avoid certified letters and liens against these two homeowners.

**Architecture Control Committee:** Robert indicated that there are no ACC requests to report/vote on. Discussion about Riva Ridge property owner who previously seemed cooperative about moving his fence which was installed too close to the lake. He has delayed moving it and now asks for a "variance" citing that there are so many other violations that WPA should grant it; says he has sent the deed restrictions to his lawyer. Board discussion is that the property owner most likely received the covenants and restrictions at closing in late Sept/ early Oct 2021 or at a minimum was made aware of them as standard practice at closings, he was provided a copy of the covenants and restrictions in a welcome letter sent via email on Nov. 22, 2021 and as a realtor himself should know better than to proceed without regard for the deed restrictions. Board votes unanimously to not grant a variance; we can't grant if we wanted as there is an easement around the lake and the fence encroaches on that easement. There is also discussion that the property homeowner has been renting out the property as an Airbnb. Charley will draft an email to the property owner with the decision about the fence. There will be more discussion about the Airbnb at another meeting.

**Lake update:** Dan reports that he met with the new fire chief about the stand pipe at the commons and they will plan to set a time to back flush it to determine its operating ability; crushed or is it filled with silt. Fire chief will then provide options for us. Dan mentions that the "hydrant/pipe at Robert Patterson's property is directly tied to Wellborn Water and not from

the lake; Linda mentions there is a Wellborn Water pipe on her property as well. These could be used to fill trucks but not directly tie into for use in firefighting. Fire chief will test these.

The company who handled our trapping, Critter Control, completed their spring effort. Four beaver, one late otter and 15 gophers were removed.

Dan reports that cutgrass is being planted this Saturday at the dam and more will be put out at a later time. He also indicates displeasure with the new weed control company and says they will be back out to spray some areas again. There is discussion about possibly cancelling the contract, which has a 30-day notice requirement, but Dan suggests to wait and see if they can course correct.

There is discussion about the continued traffic across the dam and consideration of type of fence/materials to block the access on the Woodlake side; creosote posts, metal gate, bar gate, etc. Dan, Charley and Robert are to meet at the lake in the next few days to examine and discuss best options. Charley will get costs. There is also discussion about planning a neighborhood workday to tackle the posts/gate preventing access on the dam, possible clean-up/trimming along front entrance, moving picnic table back to where it was bolted previously, remove "swimming" sign on the dam, cut off posts for old floating dock.

**Old business:** Discussion about a requested reimbursement from old board member for software. This board has previously voted on this twice but the old board member now threatens a lawsuit so the board discusses again. Due diligence has been performed by this board to try to determine if there was prior approval for reimbursement to be made for this software. Six previous board members were contacted to provide old meeting minutes, and/or to corroborate the claim being made. No previous board members could confirm that a previous board had approved the expenditure and none had any recollection about approving that expense. The minutes obtained did not mention a vote to allow reimbursement. A review of the WPA check register did not provide that any previous reimbursement was made, but many entries on the check register were blank or scant of information as to the nature of the checks being written.

After another lengthy discussion, Meriam Saleh made a motion to not reimburse that, "After due diligence, for which there was no record that the reimbursement of the software was ever approved and that we cannot reimburse with WPA funds something for which we cannot find sufficient documentation and authorization to reimburse." Linda Huff seconded. The vote to not reimburse: Agree - Meriam, Linda, Dan; Disagree - Charley; Robert abstains (?)

**New business:** No new business

### **Adjourn**

Charley motion to adjourn, Linda 2nds, all in favor. **Meeting adjourned 9:49 pm.**

**Next meeting: May 2, 7 PM, in person; place TBD.**