

WOODLAKE PRESERVATION ASSOCIATION
BOARD MEETING MINUTES
August 8, 2022

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

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

Minutes: Any changes additions to July minutes; Linda had a few edits/comments. Simplify and gloss over the connection then send out. Meriam will send via email and everyone will reply yes or no then approve via email.

Treasurer's report: delinquent member paid dues, usual expenses BTU, renewing the post office box, no need for mowing since we have had a drought.

New options from the bank for online paying. Motion that members of the board who are willing to participate let Linda know by sending an email so we can test it out. But don't put that in the public facing minutes. Linda will work on verbiage for homeowners and share it with us. Dan asked how receipts will work for folks who pay that way

Architecture:

- Robert hasn't heard anything back from the Woodlake Dr homeowner about the waterwell.
- -Got paperwork for Calumet homeowner (?) pool/guest house and will email us about it.
- No updates or official paperwork from another Calumet homeowner ref request to build. Board questions about where the septic will go, also setback from the shoreline with some erosion/dirt loss.
- Reached out to another Woodlake Dr homeowner via email and phone haven't gotten a hold of him since the last interaction, need to catch back up will follow up again via email.

Charley sent letters/documents to us for review.

AirBnB letter: mention no liability for WPA

Fence too close to the lake: add no variance granted for the fence, restate he must relocate part of the fence to be in compliance, also add that no prior allowances or variances have a bearing on this instance or any future infractions.

Lake update:

TCEQ report: conversations about changing our dam classification from not hazardous to significant, linked to the water coming near Alberto and Theresa's house. Dan met with Alberto and the last time there was a big rain event ~2 years ago that water came up to about 50 feet to their house and was concerned it would reach their basement. Dan relayed this info to TCEQ, and were supposed to make the decision last week but hasn't heard from them yet. Dan asked

why now this hasn't been an issue until recently? Maybe a different set of eyes. He has a feeling that it is now a significant hazard, means we need an emergency action plan detailing who contacts who if there is a situation. Expects report fairly soon. Report will also tell us that we need to do repairs to erosion on the dam. Cutgrass is starting to take hold, but with the drought it hasn't taken off like John Melvin and we had hoped.

Dan took John Melvin and his partner around the perimeter of the lake to look for the areas where there are indentions and erosion into the dam—use a toupee method. The time to do so is now before we get lots of rain, cost \$15,900 and then for \$200/trip he can water it in as needed. They have availability to do it in the next week or two. John Melvin feels like a partner in our lake efforts. Also mentioned removing the gangway when they do the dam.

Spillway Cody Hughes recommends welding it in with metal said that UV would break down the epoxy or fiberglass. Robert agrees that welding would also be the better way to go. Would ask for more detail about the finishing work they will do. If for a reasonable cost we can get it welded up, then he is on board with it and the way to go, more of a permanent solution. Dan will try and meet up with him this week to look at it onsite, invited Robert to join if available. Robert's spit balling guess is \$500-1000, but not sure. Does think it is a half day job at least.

Dan mentions that it's been very hard to get contractors to get back to him and others don't have availability until 2 months or so. Charley said he feels prioritizing the dam erosion is more important than sealing off the top of the dam from ATVs etc.

Linda: the reclassification of our dam because of Alberto's house bothers her. This isn't the first time they have been out, and in the 2016 report they mention the secondary emergency spillway but not reclassifying. Certain this will impact our insurance. Not worth challenging of course, but we should ask some questions about it go get some more information.

Alberto said that: Last time there was a big rain event the primary emergency spillway took a while to catch up but once it did then the water receded from his property very quickly. We may be required to move more quickly than we had planned—may be a higher expectation to fix the erosion than we planned.

Do we need to let their neighbors know about the water coming up to that level? If it is mentioned in the report then we need to let them know.

Dan looking at the sumac/wood vegetation that needs to be sprayed, quote was ~750. Hasn't grown too much, but put it on the back burner for now since it hasn't grown in the drought. Charley thinks it is easier to deal with when it is actively growing rather than dormant. Do we delay it? If we spray it now then it won't wash away.

Dan hasn't followed up with the fire chief given the drought and fire issues. Still need to come out and exercise the stand pipes. Don't send anything out to the neighborhood until that is all done and sorted.

Charly motions:

1. Authorize Dan contracting repairs for erosion on the dam proper, not to exceed \$17,000 with ARS (John Melvin).
 - a. Linda seconds, motion passed unanimously
2. Authorize Dan to have the Cody Hughes repair the riser pipe for the principal spillway, initial authorization not to exceed \$3,000
 - a. Robert seconds, motion passed unanimously
3. Authorize Dan to have John Melvin spray sumac by a licensed applicator using approved herbicides asap, not to exceed \$1000
 - a. Meriam second, motion passed unanimously
4. Authorize the removal of the gangway by ARS in conjunction with the quote for dam erosion repairs.
 - a. Robert, motion passed unanimously

Old Business:

Trash cans, need a letter out. Cans removed within 2 weeks of the letter date.

Need a neighborhood note for everyone and should include the info about the dam erosion work. Once Dan gets the contract and estimated start time, also when we spray the sumac, then we can put out a notice to let everyone know about these things including the trash cans.

New Business:

Recently brought to her attention about Senate Bill 1588, makes changes to Texas property codes, relates to how HOA functions and what they can and cannot do. Very specific language with regards to real estate certificates, shortens the timeline. Also, architectural control committee requests. No one on the board can serve on the ACC. So, we have work to do. Linda made some notes as it relates to things that we deal with. Including some other things, when folks don't pay their dues, must send them notice. Specifics for applying payments. We have a right to ask for lease/rental contracts according to this bill.

Keep talking about amending our covenants and restrictions for going forward in regards to rentals. Linda thinks it is worth the conversation as do Dan and Robert.

Also, something in there about HOA needing to provide a certificate about who manages them, are we required to file that. More digging to figure this stuff out. Food for thought.

Time for next meeting: 9/12/2022 @ 7pm Charley out of town, Dan will preside
Linda motion to adjourn, all 2nd Officially adjourned 8:55pm