

WOODLAKE PRESERVATION ASSOCIATION
BOARD MEETING MINUTES
February 7, 2022

Call to order: Officially called to order at 7:02pm by Charley Todd on Zoom

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

Minutes: Linda asked that the December meeting minutes be approved. Asked for any additions or edits. There were none. Charley makes a motion to approve the December meeting minutes and Linda 2nds. Unanimous. The motion passes. December meeting minutes approved.

January meeting minutes: everyone reviewed them Charley suggested we edit to be more general and protect home owner privacy is respected. Edits made to ensure privacy.

Dan asked for updates and recap on reimbursement request from a homeowner. Linda provides update. Charley redirects board back to approval of January meeting minutes. Charley makes a motion that we accept the January meeting minutes with the discussed change to keep homeowner privacy, Dan Mizer 2nds. All approve. Motion passes.

Regarding reimbursement of previous reimbursement request: it was discussed and the board decided not to revote on the issue and the previous vote stands.

Treasurer's report: Linda sent out our profit/loss statement. One homeowner check had bounced, which they apologized profusely for and explained it was a check from an old account instead of their new one. Will cover the return check fee of \$12 that WPA was charged as well. Total expenses \$685.54. We now have 44 paid WPA Section II members and 12 associate members. 18 section II homeowners who have not yet paid. Linda will send an email reminder to those folks. Expects to see an increase in associate members as the weather warms up. Charley noted that he appreciates sending reminders only to those who still need to pay. Linda asked for permission from the board to continue the contract with Mickey Wong for the website. Charley makes a motion to approve the continued contract, Robert 2nds, all in favor, motion passes. Linda also needs to buy stamps and asks for permission from the board. Charley makes a motion that the treasurer have a standing \$50 incidental account for these times of things, Robert 2nds, all approve, motion passes. Linda also asked about purchasing new checks for WPA—adding that she writes about 30/year. This will fall under the new \$50 incidental expenditure approval. Also reminds us all that in March Trophy Fisheries will be coming out and that will be a cost.

Architecture committee: Robert shared that 2 weeks ago he reached out to a Riva Ridge homeowner who had built an unapproved fence too close to the lake. He has not heard anything back. Linda indicated that she will follow up via email with the homeowner.

Lake update: Charley explained how he became the contact for the gravel delivery at the lake. Dan offered to be the contact in the future if necessary. Charley shared he still plans to clean up the remainder of the floating dock once the weather improves.

Dan shared that he had checked the dam and lake and noticed several mole/gopher mounds, at least 20 of them just on the lake side and 70 or more on the back side. Very concerned about the impact on the dam integrity. Reached out to critter control about options for dealing with them. Rough estimate to treat 3-4 acres with carbon monoxide and traps was ~\$1200. Dan thinks we should seriously consider this considering how many tunnels there likely are. Charley makes a motion for Dan to get an official quote for gopher control, and that if it is under \$2000 he can go ahead with it. Robert 2nds, all in favor, motion passes. Dan reached out to Trophy Fisheries regarding lake weed treatment, targeting March 8th. Dan will get signs from Glenn to post and homeowners will need to be emailed. Linda wanted to double check if they inspect first to determine if they do or do not need to treat then come back and treat. Dan will confirm the procedure. Also will need to have the MSDS sheets of the chemicals being used—Dan indicated he would get these from Glenn. Also mentioned that the end of March is when Critter Control will trap the beaver. Linda suggests we remind folks to protect their trees if they are concerned in the interim. Dan has done lots of looking for funds to help with the cost of the dam...truly followed every lead with no luck. Dan suggests we get a civil engineer to come plan what we need then take that info with the specifics and get quotes from dirt moving companies. His contact Dr. Jaber thinks the dam is the main priority over the spillway. Charley asked if the lake level will have to be dropped to do the re slope on the dam face, and Dan indicated it does not. Dan wants to get 2-3 companies for quotes for all of the work, then quotes for half and ¼ of the work. The work will likely entail sloping, geo tech fabric, then a rip rap rock wrap. Charley said it will be encouraging to members since the dam is a priority that we get these bids.

In regards to the budget and thinking about the repairs to the dam Linda anticipates that we will have roughly ~108k to work with for the repairs. Important question, how much do we want to keep in reserve? Charley suggests enough for the upcoming year plus 20%, which would give us \$70-75k to spend on the dam and still have enough for next year's expenses.

Charley made a motion that the WPA Board officially adopts stopping the dam erosion as the 1st priority while continuing varmint control to ensure the integrity of the dam. Linda 2nds, all in favor, motion passes.

Update on potential 501(c)3 status: Meriam did research on this possibility and to accomplish this the lake and community areas would need to be accessible to the public, which we are not interested in and furthermore is against the covenants for the neighborhood. Charley still suggested that we have a way to let folks designate donations for lake preservation if people did want to donate.

Linda mentioned that regarding the spillway the prior work that was done seemed to be working as was remarked in the report, so perhaps that portion doesn't need to be engineered

and maybe won't be as costly as we think. Charley acknowledges and asks that we focus on Dan's plans for erosion control.

New business: contact info of new board members on the website. Meriam and Dan want to have their names listed and the WPA email, but no personal email or phone numbers.

Fishing tournament: Charley not in favor of a full group gathering, but a more focused event like last year, yes. Linda said she will put a notice together and we will target an early May date.

Spring garage sale: see if there is interest. WPA will not sponsor or run, but rather help facilitate if there is interest.

Traffic on the dam: kids have been riding go karts and other vehicles across the dam, coming through the common end over the wire fence. A chain has been suggested in the past but not pursued as someone could hurt themselves. Charley volunteers to take measurements and see how much space there is and what would be needed to keep vehicles out.

Adjourn

Charley motion to adjourn, Meriam 2nds, all in favor. **Meeting adjourned 9:05pm.**