

**WOODLAKE PRESERVATION ASSOCIATION  
BOARD MEETING MINUTES  
June 9, 2022**

**Call to order:** Officially called to order at 7:41pm by Charley Todd on Zoom; all members present

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

**Minutes:** Any changes additions to May minutes; just the edits Linda and Robert had to the document. Meriam will send combined edited version and vote to accept via email.

**Treasurer's report:** two new associate members, lots of expenses for May; mainly for TDCJ dam inspection, which is of course necessary. Will Colton Watson continue to mow when he goes to A&M? Linda thinks so. What is the mowing schedule? We leave it up to him to determine...he seems to look at it and decide on his own. Doesn't overdo it, but keeps up with it on his own.

Have 2 still delinquent homeowners: one for the late fee and one the whole amount plus late fee. Charley will call when he returns home from this trip.

Linda when a person gets a home loan it stipulates that you stay up to date on your taxes and fees. One option that doesn't cost WPA anything is to let the lender know that someone is behind/delinquent on their fees/dues. What do we as a board think? Meriam is for it. Linda will make a note and look into the delinquent home owners documents and send out via email.

**Architecture:** Robert reached out about the water well, but hasn't gotten anything back yet. Dan asked if it would be a noisy pump, and he found out that no it will be quiet like a pool pump or something. It will be down in the well shaft and you won't hear it according to Charley.

Robert had a noise issue and texted him that the renters Airbnb folks were not being quiet, but needs to also send an email to the secretary @ woodlake email address to get a record of that happening.

**New Business:**

Charley spoke with tree trimming contractor, who does have a source for more creosote poles for the dam; waiting for a quote to put in the 13 additional poles, still need to source the gates

**Lake update:** John Melvin seems very diligent about his work—Dan is impressed. Update on the fire chief and fire hydrant. We would need to cap off the dry hydrant ourselves, the fire dept wont do it. Dan asked: do we want to have it capped off? Charley said it depends on our future intention...dig out and fill it in, or just put a note that it is inoperable. Linda agrees. Dan agrees

to an extent especially since they can draw from the lake and also have their own tanks on the truck. They did also exercise the pipe near Robert's property and it worked.

Dan asked about the optics of capping the standpipe. How do we handle that? Charley says factual statement. We had the standpipe inspected and it is no longer functional and what we learned from the fire department—can go out as a notice to the homeowners. Dan will volunteer to write a blurb and run it past Harvey to verify. Then we can send it out to the homeowners along with the info from John Melvin.

Linda said we should send out our meeting minutes to the WPA members; maybe don't put them on the website at all. Robert said we just email a link not the whole bulk of the meetings. Table and discuss what we want to do next meeting. Linda, think about what the purpose of the minutes are and should they be out for the whole world, really more for the board and our homeowners only. Charley making a note that it will be an agenda item for the next meeting.

Linda: when someone has something on their plate that they can't get to, please encourage everyone to reach back out to the board and let everyone know so we can help

WPA has come a long way and improved has good rapport and standing with the neighborhood. Sometimes we are slow to respond and we can do better. Be sure to speak up

From last meeting

3 formal letters

2 outstanding dues

1 did something without permission

1 form about architecture requests

Plus a form letter for Airbnb, guests cannot be a nuisance and WPA no liability if they use the lake

Time for next meeting: 7/11/2022 @ 7pm

Linda will be off the grid from 6/9 until 6/14

**Officially adjourned 8:36pm**