

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

Call to order: Officially called to order at 7:02pm 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 April minutes
Linda motions to accept as posted; Robert 2nds
Charley minutes accepted

1st item

Update from Robert and Dan about the resale certificate visit after last Thursday's meeting with the Moore's. Robert said it was great; definitely in compliance for the inspection
Dan said they are model citizens
Can check all good, as opposed to we don't know on the certificate

2nd item

Linda Treasurer report
Revised March profit/loss statement; related the 5k donation from LGL Ecological as other income, but it wasn't included in the total amount. So, she sent a revised March profit and loss that showed it included.
April profit and loss: total income \$725.35 from some associate members and interest; expenses included lake fees and dam maintenance was for critter trapping. Will anticipate more expenses in May for the tree trimming and mowing

We still have 2 past due homeowners on Calumet. Need to make contact with them. One communicated twice that he would pay and then didn't; sent very terse text message saying he'll let us know when he pays it and to not ask again. Charley will draft the letter to send via certified mail asking for payment prior to a lien for this one. The other homeowner only owes the late fee and Charley will call them. (?)

Resale certificate and title company form for the Moore's will be completed by Linda. Linda received title company paperwork and resale certificate for Brightwater Lane property too; the closing will be later in May.

Linda sent some good information about the Texas Resale Certificate. There is discussion about how this would be a good opportunity for WPA to check property for violations prior to a home sale. It is discussed that two board members will visit a property to identify violations in order to complete the resale certificate. We need to share with the homeowners how resale certificates will work going forward. Also add this information to the website so that realtors

will be advised. Linda will write up a notice to be sent to homeowners and to also add to the website.

Linda did some HOA research and recommends that 2 board members should sign off on checks and not just the treasurer. Very much recommended that more than one signer on checks. Linda also thinks it is good business to have a third person who can backup sign on the account should the president or treasure be out of pocket. Meriam/secretary will be the 3rd signor and Linda will get that paperwork from the bank.

Robert architectural committee

No new requests

Pending issue is the homeowner on Riva Ridge who needs to move the fence as it is too close to the lake. The issue was reported several months ago by another homeowner. Reach out to Brightwater homeowner about the inspection/resale certificate

Charley clarifies discussion about a standardized form for Architectural Control Committee requests: folks submit requests, is there a form or set document template that we provide back. Charley very much wants some standard form that we can use going forward. Charley will draft one---that can be posted on the website. We need something standard so there are more records and notation of when it was discussed, signed, and then approved.

Discussion regarding operation of Airbnbs/rent houses. Linda sent out Section 2, Phase 2 covenants and restrictions with highlights relating to these things. After reviewing, it is determined that WPA cannot block these. The only option is to fall back on the clause(s) relating to "nuisance" and to document each infraction and contact the actual homeowner. Further review indicates that technically renters/Airbnb guests do not legally have access to the lake.

Meriam asks if WPA could try to update our covenants and restrictions to clarify some of these things? It can be done, but a huge undertaking and expense in addition to the fact that the proposed changes would need to be approved by a majority of the Section II homeowners.

Linda asks that a letter be sent to the Riva Ridge homeowner of the Airbnb so that WPA goes on record stating that the Airbnb guests are not technically/legally allowed on the lake according to the covenants and restrictions stating that WPA isn't liable/responsible for their guests. Also indicate that there is a clause in the covenants and restrictions relating to "nuisance" and any complaints received by other homeowners will be reported to the owner of the Airbnb property. Charley will draft an "Airbnb" letter that is sent to to the property owner; board will review. WPA should address the fence and Airbnb in two separate letters/emails as they are two separate matters.

Another property owner on Calumet rents a house long term (not from "time-to-time" as is mentioned in the covenants and restrictions). At some point in time WPA will have to address the increase in renters.

Dan Mizer asked to table discussions about updating covenants and restrictions and lack of an active board/hoa in section 1 for a future meeting; action item. Charley make an agenda item for this next month.

Lake report from Dan

3rd mowing bid obtained; recommends AggieLand Irrigation for mowing the front and back of the dam for \$2200. Fully bonded and insured

Charley makes a motion that we accept the bid from AggieLand Irrigation

Robert 2nds, all in favor, motion passes

Dan will get copy of insurance from them and get it done as soon as possible

Linda and Robert remark at how much the cost has gone up

Securing the dam:

Charley will pursue the creosote posts to replace the fence at the top of the dam

Dan and Charley looking into ways to block off the dam from vehicles such as golf carts and 4 wheelers

Will need a fence as well that the mowers have keys for so equipment can go in. Dan and Charley working on this to find the lowest cost and best option to accomplish securing the dam

Fire chief recommends we replace all the piping to the water. Dan asked about just directly accessing the lake, do we have to have a dry hydrant and if not can we cap it off? Has not heard about them exercising the hydrant on Robert's property.

Linda suggested that we send this out as news and info once we find out if they can draw from the lake. Dan will follow up.

Concerned about the results from the weed management vendor, Trophy fisheries. They have treated it 3 times. The owner (Daniel) called and said that one of his main guys had a freak accident and the owner doesn't think that he can continue to treat or really handle the lake and would like to void the agreement. Owner will charge us for the initial visit and his time—and resent the initial reduced invoice. Dan will send to Linda

New lake management bid (John Melvin- Aquatic Remediation Services)---with the same model. They charge for time when they come and do the work then they charge for the chemicals. Once you get a handle on it then it is a better deal financially as it is just maintenance. Dan proposes that he negotiate a new contract with the ARS—the longer we wait will take more time and chemicals. And expects it to be comparable to what we paid with trophies.

Dan will be out of town Saturday through Thursday May 19th will be purposefully disconnected.

Do we know when the dam inspector people are coming. He said a couple months from March. Time for a gate code change mid May: Linda will email everyone

Old business: Notice to former treasurer who asked for old reimbursement has not yet gone out. Charley will reach out via email; had fallen off his list.

New business:

Linda mentioned some food for thought

1. Neighborhood pet register. Would residents appreciate that? Might bring more community to the neighborhood.
2. Lots of aging homeowners: maybe a "neighbors in need" email list or something a way to connect folks with needs to bring about more community in the neighborhood

Discussion that if one board member has a task that we can't get to or complete and it is time sensitive, please reach out to the board so that another board member can help out. Issues never get better with time and we need to act quickly on important matters.

We need to reinvestigate our email/website situation. Need to figure something else out as not all board members are receiving all emails sent to secretary@woodlake.org. There must be a better way. Meriam will look into email/website stuff with Mickey for the next HOA meeting. Robert will share some website info with Meriam.

Meriam send notice tomorrow about spraying 24 hours and some cut grass planting on the dam by end of business.

Charley adjourned meeting at 8:44 PM.