

**WOODLAKE PRESERVATION ASSOCIATION
BOARD MEETING MINUTES
September 12, 2022**

Call to order: Officially called to order at 7:06pm by Dan Mizer on Zoom

Board Members present: Linda Huff, Meriam Saleh, Robert Patterson, with Dan Mizer presiding.

Minutes: Any changes additions to August minutes; Meriam sent via email just before the meeting and everyone will reply yes or no then approve via email.

Treasurer's report: Linda sent Profit and Loss statement. Very few expenses. Cut grass effort from ARS, plus the light bill. Income was interest and partial payment from a delinquent home owner. We did have mowing and expect invoice at the end of the month from Colton Watson. Credit card and ACH process: Linda has hit an impasse, they asked for her social security number and working with the bank on how that is used. Will work on it after her vacation. Insurance policy is due, Dan signed and Linda will send it out before she leaves on Thursday. Cost and policy will be the same as last year and goes into effect October 1. Paid the BTU bill early as it is due at the end of the month when she is gone. Linda can give the checkbook to Meriam in case anything comes up if we would like that to happen. It is time for a gate code change, but Linda wanted to wait until ARS was done.

If resale certificates come in while Linda is gone, Meriam will take care of it as long as it is in section II or Riva Ridge. The only difference is if it is in section I or section III then they need to have different covenants and restrictions sent to them.

Architecture:

1. Riva Ridge homeowner resale certificate and HOA visit by 2 board members (Linda and Dan) saw the fence was cut down. Linda wants to send that form saying they did get the covenants and restrictions about potential violations in the future to help protect our interest in showing that we are trying to be good stewards. She intends to keep sending that form. Sampson property closed and complete.
2. Calumet home septic system upgrade. Robert recommends that we approve it. Linda question, as her house is placed in the middle of 2 lots but they haven't been platted together, so where does the septic system go? Dan said it will go in the current spot. Linda wants to know where and on which lot it will go. Robert will reach out to ask where the heads and tanks are and/or will go. Need additional documentation before it gets approved. Concern is that her septic and her house are crossing easements.
3. Robert wants general approval from board member to have a documentation/email chain with the homeowners, especially as ACC will eventually not be part of HOA board. Let's document a process and find a way so once ACC is out of the board how is it regulated and appointed and documented. Do resale certificates have to come from ACC? Prepare as a board some sort of procedure document, so the non-board member

can submit this to the board. Robert did ask if Larry Dooley would be willing/interested in being the non-board member ACC person. He said he was potentially interested. Appeals and variances would need to come to the board, especially as the independent ACC folks are not covered by our liability insurance. Robert thinks anything the independent ACC does needs to somehow be documented in the minutes so there is a record. Before ACC gives a homeowner a ruling it comes to the board just for review before they give any permission etc. Allows us to have record of this and get it into the minutes. Also ask that homeowners send to secretary at Woodlake email then the board passes it on to the independent ACC person. Request documentation or approval needs to be documented by the HOA. Robert wants to create a document to move towards the independent ACC group whatever that may look like.

4. Larry Dooley: Guest house on second lot to be constructed on the front half of the lot. The structure is proposed to be built within setbacks. Based on the location of their previous approved garage, outdoor kitchen, and pool which overlap the two lots, the guest house will be integral to the property once they combine the two plats into one (as stated by the Dooley's). What he is building is on the Calumet side of the lot, not the lake side. Robert asks how do we close these issues out. Has confidence that the Dooleys will not subdivide that acre. But raises the question that they should replat and others in similar situations should as well to prevent these issues in the future. Really need to get a submitted drawing where exactly it will go and also get the info on where the septic will be.
5. Calumet home build no updates/feedback no formal/official submission. There are variances for easements along the road because of the lot shape. There will be an issue that there isn't as much dirt along the lake, but the official measurement should be based on the pins that may or may not be in the water now with all of the lake erosion
6. Talk about a motion for how we handle ACC requests and move to an independent ACC. From this point forward requests/approval documentation go to the board for review via email. Define the plan or a flowchart for handling these requests. ***This is an action item for Robert for the next meeting.***

Lake update: Dan will hold off on the Lake report since it is so late at night.

Procedurally, what do we do with Charley out until the 17th and Linda leaving on Thursday? Still able to vote, still need a majority of 5.

Calumet homeowner shore up shoreline while the heavy equipment is here. Make sure the shoreline doesn't change please don't add more sediment or material to it. Board will be able to inspect the final product.

Halloween Hayride and Cookout at the Lake
National Night Out
Neighborhood garage sale

Might be time for a new info email to our homeowners. Is it ok for Linda to draft an email for us to approve? Yes it is ok.

Voted by email to approve the \$2950 spillway dressing for the primary emergency spillway aka spread the dirt piles at the lake.

Next month we will have 2 sets of minutes to approve.