

Report of the Annual Meeting of the Woodlake Preservation Association (WPA)

- The annual meeting of the WPA was held on January 22, 2024 at 7:00 PM via ZOOM
- The slides used for the meeting are incorporated into the report
- Additional information that was provided by the presenters, and questions and answers that occurred, are included as additions or notes to the slides

Woodlake Preservation Association

Annual Meeting
January 22, 2024



Agenda

- **Welcome**
- **Roll call and Introduction of Attendees**
 - **Attendees**
 - Linda Huff and Mark Huff
 - Ann and Adam Klaus
 - Dan and Lesley Mizer
 - George Rogers
 - Cindy and Derry Harrison
 - Larry Dooley
 - Robert Patterson
 - Chris Noynaert
 - David Payne
 - Charley and Suzanne Todd
 - Jeff Levy
- **Introduction of Board**
 - Charley Todd –President
 - Linda Huff –Treasurer
 - Dan Mizer – Vice President
 - Robert Patterson – Vice President
 - Meriam Saleh – Secretary (not attending)

Agenda - Continued

- **2023 – Year In Review**
 - **Accomplishments and Activities – Charley Todd**
 - **Treasurer’s Report – Linda Huff**
 - **Architectural – Robert Patterson**
 - **Lake Maintenance – Dan Mizer**
 - **Web Site – Meriam Saleh**
- **Board Election (two positions)**
- **Questions and Answers Session**

Introduction of Attendees

The host will call you by the name shown in participants

Please unmute and introduce yourself with name and address. Please allow others using the same ZOOM linked device to also introduce themselves

Woodlake Preservation Association Board

- **President: Charley Todd – Term Expires 2024**
- **Vice President, Lake Maintenance: Dan Mizer – Term Expires 2025**
- **Vice President, Architectural: Robert Patterson – Term Expires 2026**
- **Secretary: Meriam Saleh – Term Expires 2024**
- **Treasurer: Linda Huff – Term Expires 2025**

2023 Activities and Accomplishments

- **Major Repairs and Improvements to Lake and Commons– Dan Mizer will provide details**
 - **Brush Control, Erosion Control, Vegetation and Algae Control, Critter Control, Fence Improvements, Spillway repairs and improvements, Future needs**
- **Multiple Payment Methods, to include electronic and credit card, now available to members**
- **Halloween Hayride and Ice Cream Social**
- **All architectural requests were processed by the Architectural Control Committee**

2023 Activities and Accomplishments (continued)

- **Ongoing communication/notices to all homeowners through email, NextDoor, and website**
- **Improved response time to homeowner requests/inquiries**
- **Sending “welcome” informational letters to new homeowners (both sections)**
- **Continued to provide security light at entrance to Woodlake**
- **Flags and decorations at the entrance commemorating holidays**
- **Regular mowing of dam, commons, and front entrance area**





HALLOWEEN HAYRIDE

Special thanks to Jordan Kleckley, Shannon Nolte, and Linda Huff

Treasurer's Report Linda Huff



Notes from Linda Huff's Presentation

The majority of funds are now carried in the Savings account. This contributed to an increase in the interest income.

2023 INCOME	TOTALS
Fees - WPA Members	\$ 33,360.00
Fees - WPA Associate Members	\$ 7,600.00
Interest	\$ 1,025.42
TOTAL INCOME	\$ 41,985.42

Notes from Linda Huff's Presentation

The spillway repairs were not completed in 2023 as budgeted. The \$8,250 has been carried forward to the 2024 budget. If that amount were removed from the Budget Amount for Lake Fees, the percent of budget spent for Lake Fees would be close to 100%.

2023 Budget (Projected Expenses)	Budget Amount	2023 Actual Expenses (thru 12/31)	% of Budget
* Lake Fees/Dam Maintenance (spillway/other repair \$8,250, Critter \$4,225, Weeds \$4,000, Commons Fencing & dam bollards \$3,750)	\$ 20,225.00	\$ 12,357.14	61.1%
Mowing (dam mowings, plus commons, entrance)	\$ 7,775.00	\$ 7,200.00	92.6%
Website	\$ 428.00	\$ 332.32	77.6%
Insurance - Liability & Board	\$ 3,500.00	\$ 4,047.00	115.6%
Utilities - BTU (\$12.07/month)	\$ 145.00	\$ 158.33	109.2%
PO Box/Postage/Envelopes/Paper	\$ 200.00	\$ 223.80	111.9%
Miscellaneous	\$ -	\$ 132.33	0.0%
Total	\$ 32,273.00	\$ 24,450.92	75.8%

Notes from Linda Huff’s presentation: This budget was prepared in November 2023. In December, the need for additional lake work became known. This wasn’t included in the final budget review or in the setting of dues. A new category, Social Functions, was added to the Necessary and Typical budget. The Board agreed that a sense of community is important for our neighborhood. Funds will be used to foster more gathering activities at the Commons, such as the ice cream social and Halloween Hayride. The utilities line is for a security light at the entrance to Woodlake from Green’s Prairie Road. This expense will eventually disappear when Brazos County completes road widening and installs streetlights.

<h1>2024 BUDGET</h1> <p>(We built this budget in November prior to two major unknown expenses in December)</p>	
Necessary/Typical Costs by Category	
Lake Fees/Dam Maintenance (Weeds \$1,840, Gophers \$1,000)	\$ 2,840.00
Mowing (2 dam mowings, plus commons, entrance)	\$ 8,650.00
Website	\$ 410.00
Insurance - Liability & Board	\$ 4,700.00
Utilities - BTU (\$12.07/month)	\$ 150.00
PO Box/Postage/Envelopes/Paper	\$ 225.00
Social Functions (new category)	<u>\$ 300.00</u>
Total	\$ 14,435.00

Notes from Linda Huff's Presentation. The Necessary and Typical Costs were brought forward from the previous slide. Option 1 Includes all of the currently identified projects, but the critical ones are marked in green. Option 1 was not feasible because of the amount of dues required. Option 2 would fund critical projects and necessary and typical from 2024 revenues. Option 3 uses reserves and allows for a reduction in the Annual Dues. Option 3 was selected unanimously by the WPA Board.

Discretionary Projects	Option 1	Option 2	Option 3		
*Spillway repairs/seeding (\$17,633 - 8,250 from 2023 budget)	\$ 9,383.00	\$ 9,383.00	\$ 5,000.00	*\$4,383 from reserves	
*Commons Area Dead Trees	\$ 1,075.00	\$ 1,075.00	\$ 1,075.00		
*Commons Area Replace Fence	\$ 7,725.00	\$ 7,725.00	\$ 7,725.00		
Bacterial/Enzyme Dredging	\$ 16,710.00	\$ -	\$ -		
Fish survey	\$ 1,400.00	\$ -	\$ -		
Fish re-stock ?	\$ 500.00	\$ -	\$ -		
Website Development	\$ 1,000.00	\$ -	\$ -		
Total	\$ 37,793.00	\$ 18,183.00	\$ 13,800.00		
Necessary/Typical Costs	\$ 14,435.00	\$ 14,435.00	\$ 14,435.00		
Grand Total (Everything)	\$ 52,228.00	\$ 32,618.00	\$ 28,235.00		
2024 Per Lot Fee	\$ 629.25	\$ 392.99	\$ 340.18		

Architecture Robert Patterson



Basics for Architectural Requests

- Comply with covenants and restrictions (available on website)
- Send request form to:
 - secretary@woodlake.org
 - Include complete description, drawings/plans and show relationship to property lines, etc.
- Please allow 2-3 weeks for review once all required documents are received
- Construction should not start until approval is received

Architectural Control Committee

- Operates independently as required by Senate Bill 1588 – No WPA Board member, spouse of a WPA Board member, or member of a WPA Board Member household can serve on the ACC
- Requests come through secretary@woodlake.org
- ACC approvals are final
- ACC denials may be appealed to the Board
- Three primary members and three alternate members.
- Quorum of three
- Members are volunteers

Architectural Control Committee Members

Primary Members

Larry Brown

Brian Colwell

Marque Mathis

Alternate Members

Adam Casto

Larry Dooley

Derry Harrison

Lake Maintenance Dan Mizer





Why Does the Lake Get Weeds – From Dan Mizer’s Presentation

- The Lake is Shallow
 - Deepest at a point between peninsula and dam. Approximately 20 feet at deepest point.
 - A good portion of the lake is 2 feet or less in depth
- The Lake is Nutrient Rich
 - Natural from leaves, needles and other vegetation
 - Fertilizer run off
 - Leaking septic systems
- The question is not if there will be weeds, but how they will be managed

Weed Management – From Dan Mizer’s Presentation

- WPA has contracted with Aquatic Remediation Services
 - Owner is John Melmin who has over 30 years of experience and manages over 70 Texas lakes.
- John encourages lake shore residents to make sure that mowing discharge is directed away from the water, fertilizer is not broadcast into the lake, and that Septic Systems are in good repair, i.e. no puddling.



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- **Beaver and Nutria are destructive to the dam**
 - **Live trapping to control**
 - **Gophers are also destructive**
 - **Combined methods to control**

Notes from Dan Mizer's Presentation

- Four visits by Critter Control netted two beavers, one nutria and 21 gophers. Beavers and Nutria are controlled by live trapping and relocation.
- David of Critter Control conducted a night survey in September 2023 from a kayak using infrared. Two animals were found. This was encouraging because it was lower than anticipated.
- A homeowner pointed out some holes in the dam in June 2023. David filled the holes with concrete.
- During shredding of the dam face the tractor sank into some additional holes. These were not recent holes and David filled them with concrete



Using Cutgrass to
Control Erosion

CUTGRASS 2023



Notes from Dan Mizer's Presentation on Cutgrass

- Water levels were low during the Texas Commission on Environment Quality (TCEQ) visit in 2022. Erosion along the dam face was visible.
- Estimates for riff-raff repair exceeded \$150,000
- John or Aquatic Remediation Services offered an alternative of Cut Grass. Dan Mizer visited a lake in Texas where this was being used and presented it as a viable alternative.
- Initial plantings took place in 2022. Growth was slow in the first year, but by the summer of 2023 the Grass was healthy and combating erosion.

NEW BARRIER ON DAM



Barrier Notes from Dan Mizer's presentation

- Purpose of barrier on dam is to prevent vehicle traffic
- Original fence barrier had deteriorated
- Southern Lawn and Shredding removed the old Persimmon tree and dilapidated fence, and installed bollards

Notes from Presentation: Fence was replaced by Southern Lawn and Shredding

FENCE AT COMMONS ENTRANCE





**SERVICE
SPILLWAY
RISER PIPE
REPAIRS**

Notes on Service Spillway from Dan Mizer's Presentation

- Functions like a bathtub overflow drain
- Is made of Aluminum
- Problem is seepage at six spots.
- Original contractor tried welding patches. This was not successful.
- Aquatic Remediation Services has treated with Bentonite Clay on the outside.
- Four Spots have been repaired and Aquatic Remediation Services is continuing treatment on the remaining two
- This procedure is expected to extend the life of the Service Spillway for another 20 years. Replacement is expensive and would require draining the lake.



Failing Property Line Fence at Commons

Notes from Presentation: The fence
is on WPA property. It is a
budget item for 2024.



PRIMARY EMERGENCY SPILLWAY

Notes on Primary Emergency Spillway from Dan Mizer's presentation

- Attempted reseeding in 2023 but it was not successful
 - Poor soil
 - Rocks, stumps and other debris
 - Hot and dry summer
- Aquatic Remediation Service will use excavation equipment to terraform the spillway. It will then be seeded. This is a budget item for 2024.
- Adam Klaus asked Dan Mizer to contact him to discuss the Primary Emergency Spillway



FISHERY SURVEY

Fishery Survey – Notes from Dan Mizer's Presentation

- Large bait fish loss in 2021 when the lake froze
- Has been some time since a survey was done
- Aquatic Remediation Services would use a stun technique for the survey
- We have an estimated cost, but it is not in the 2024 budget
- Anecdotally, members report bass catches in the 3–5-pound range with one member reporting that his grandson caught a ten-pound bass on a junior fishing rig



RIVA RIDGE COVE



CALUMET COVE

Notes on Coves of the Lake from Dan Mizer's Presentation

- Two coves, one on Riva Ridge and one on Calumet
- Shallow and are getting shallower. Riva Ridge is the worst of the two
- Pristine Pond Solutions approached Dan Mizer
 - Dan explained that we were satisfied with our current contractor but there might be interest in the dredging services offered
 - Pristine Pond Solutions determined that the total area of each cove was about one acre
 - Dredging would be approximately \$30,000 per cove
 - They offered an alternative
 - Amphibious equipment to remove vegetation which would then be hauled off
 - Enzyme treatment to break down organic material.
 - The total cost to remove the vegetation, haul it off and treat with the bacterial enzyme is \$8,355. per cove
 - If used WPA would probably do Riva Ridge Cove first and review results before doing the Calumet Cove
 - NOT CURRENTLY IN THE BUDGET

**Website &
Communication**

Meriam Saleh

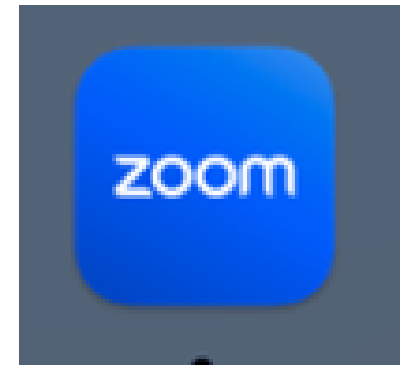


Communication

Notice of monthly board meetings and Zoom link to attend sent out via email

Going forward upcoming board meeting dates will be posted as an announcement on the website

Please email secretary@woodlake.org so that all board members receive the email



Website overview

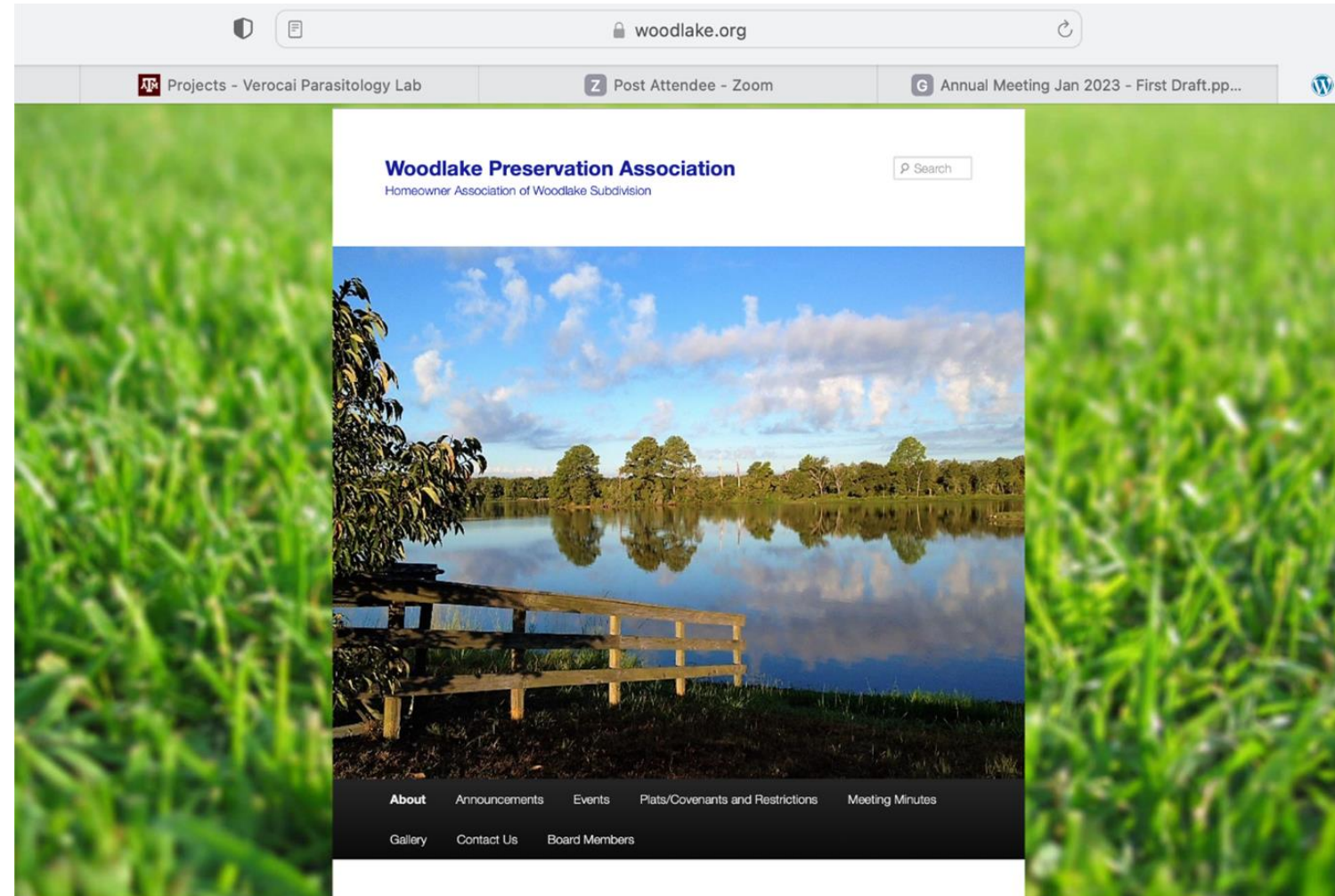
Points of Interest

Covenants and Restrictions

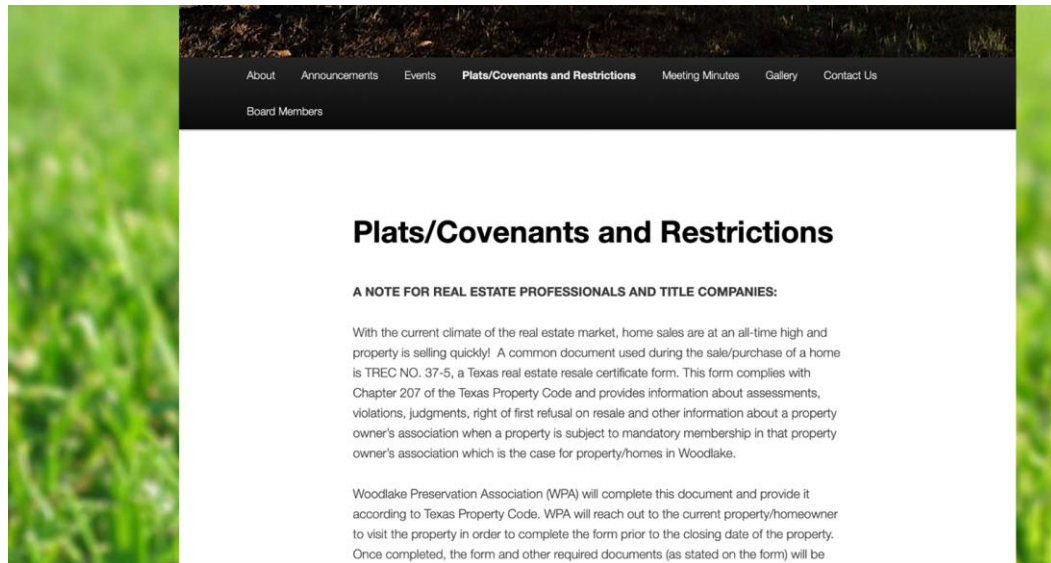
ACC request form

Board meeting minutes

Contact us form



Website overview – Covenants & Restrictions



Plats/Covenants and Restrictions

A NOTE FOR REAL ESTATE PROFESSIONALS AND TITLE COMPANIES:

With the current climate of the real estate market, home sales are at an all-time high and property is selling quickly! A common document used during the sale/purchase of a home is TREC NO. 37-5, a Texas real estate resale certificate form. This form complies with Chapter 207 of the Texas Property Code and provides information about assessments, violations, judgments, right of first refusal on resale and other information about a property owner's association when a property is subject to mandatory membership in that property owner's association which is the case for property/homes in Woodlake.

Woodlake Preservation Association (WPA) will complete this document and provide it according to Texas Property Code. WPA will reach out to the current property/homeowner to visit the property in order to complete the form prior to the closing date of the property. Once completed, the form and other required documents (as stated on the form) will be

SECTION 1

Section 1 consists of 77 properties and includes those homes located along the front of the subdivision on Greens Prairie Rd extending down Woodlake Dr. just past the first turn on Riva Ridge Road. We welcome and encourage homeowners in Section 1 to become Associate Members of Woodlake Preservation Association. Associate Members enjoy all of the same amenities as Members, but without voting rights. Please contact secretary@woodlake.org about becoming an Associate Member.

- [Section 1 Original Plat \(180 downloads\)](#)
- [Section 1 Covenants and Restrictions \(215 downloads\)](#)

SECTION 2

Phase 1 consists of 24 properties on the east side of Calumet Trail. Properties located on the west side of Calumet Trail are not a part of Woodlake, but those homeowners access their properties through Woodlake.

- [Section 2, Phase 1 Plat \(118 downloads\)](#)
- [Section 2, Phase 1 Covenants and Restrictions \(113 downloads\)](#)

Phase 2 consists of 39 properties and incorporates properties adjacent to Section One but only on the west side of Woodlake Drive down to the commons area entrance. It also includes those properties on the east side and west side of Riva Ridge Road but only those south from Calumet Trail.

- [Section 2, Phase 2 Plat \(128 downloads\)](#)
- [Section 2, Phase 2 Covenants and Restrictions \(127 downloads\)](#)

Website overview – Meeting minutes

About Announcements Events Plats/Covenants and Restrictions **Meeting Minutes** Gallery Contact Us

Board Members

CATEGORY ARCHIVES: MEETING MINUTES

October 3, 2022 Board Meeting Minutes

Posted on [October 19, 2022](#) by [Meriam Saleh](#)

Posted in [Meeting Minutes](#)

September 12, 2022 Board Meeting Minutes

Posted on [October 19, 2022](#) by [Meriam Saleh](#)

[WPA meeting 9.12.22](#)

Posted in [Meeting Minutes](#)


LOG IN

Username


Password

Remember Me

[Lost your password?](#)



CALENDAR OF EVENTS

← → January 2023 

M	T	W	T	F	S	S
26	27	28	29	30	31	1

[Privacy - Terms](#)

Website overview – Contact Us

Navigation menu: About, Announcements, Events, Plats/Covenants and Restrictions, Meeting Minutes, Gallery, **Contact Us**

Board Members

Contact Us


You may send us an email using the form below.

secretary@woodlake.org

Name

Email

Message



Election Charley Todd



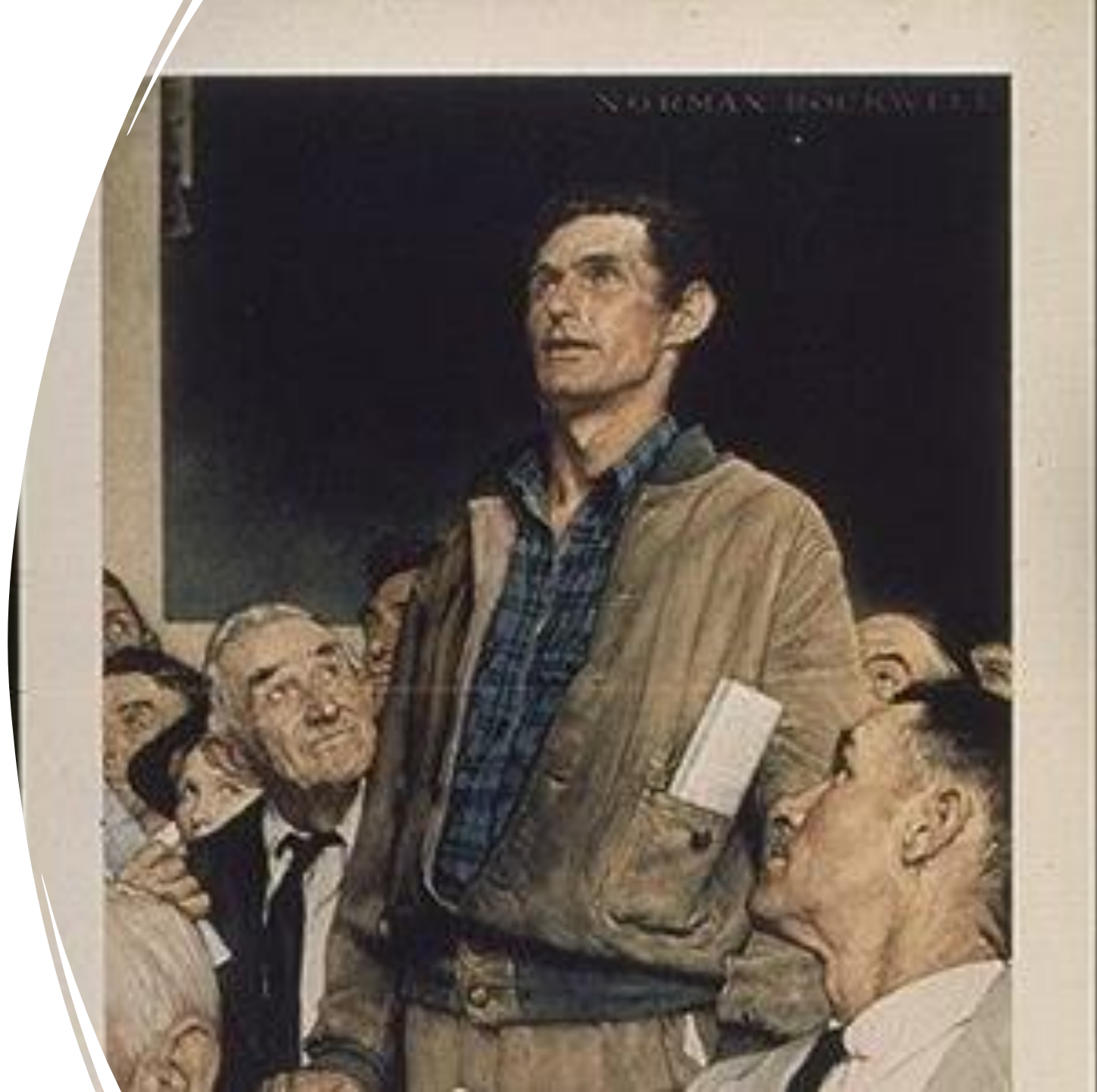
Election

- **Election of 2 members. Terms for newly elected members will expire in 2027.**
- **Expiring Terms**
 - **Charley Todd**
 - **Meriam Saleh**
- **Election will be by poll in ZOOM**
- **Vote is by lot, not each person (Phase II members only)**
- **Candidates**
 - **Charley Todd**
 - **Larry Dooley**
- **Last Call for additional candidates**
- **The candidates with the most votes will be on the board**

Election Notes

- **There were no additional candidates**
- **Voting was by anonymous poll**
- **Voters could vote for up to two**
- **Both candidates received more than 50% of the votes. Larry Dooley and Charley Todd were elected to the Board with terms expiring in 2027**
- **The Board met immediately following the Annual Meeting and determined positions for 2024. The organization of the WPA Board for 2024 is:**
 - **President: Larry Dooley**
 - **Vice President for Lake Affairs: Dan Mizer**
 - **Vice President for Architectural Affairs: Robert Patterson**
 - **Treasurer: Linda Huff**
 - **Secretary: Charley Todd**

Questions and Answers



Questions and Answers

- No questions were asked during the question-and-answer period, but some questions were asked immediately before the election and are included here.
- Jeff Levey, an associate member, asked why associate members were not eligible to be on the board or vote. He felt they were being treated as a lower class
 - Charley Todd, Linda Huff and Robert Patterson provided the following
 - Membership eligibility is determined according to the covenants and by-laws established when the Homeowner's Associations were formed
 - Section 1 once had an HOA but it ceased functioning some years ago
 - Associate membership is offered to those in Section 1 as allowed in the incorporation of the WPA. Only homeowners in Section 1 are offered Associate Membership. By the documents it can not be extended to any others.
 - Changing the current status to create a single HOA for Woodlake would first require that the required majority of Section II homeowners were in favor of increasing membership. The second requirement would be that a majority of those in Section I were in favor of joining Section II and being subject to mandatory fees.
 - Linda Huff let the questioner know that there were some in Section I interested in reviving the HOA for section I and she agreed to provide the contact information to Jeff Levy
- The other question asked was whether the amount for dues shown in the budget slides was in addition to the amount already paid based on the invoice received for 2024. Linda Huff pointed out that the amount on the Budget Slide was the amount already billed. She also pointed out that those opting for credit card, debit card or fund transfer having the bank servicing fees added to the amount due. She also pointed out that the credit, debit or funds transfer was not available to Associate members this year, but would probably be available in the future.