

WOODLAKE PRESERVATION ASSOCIATION

Woodlake Preservation Association Board Meeting. Feb 5, 2024

The meeting was virtual via ZOOM.

Larry Dooley, Board President, called the meeting to order at 7:05 PM.

Board members present:

Larry Dooley, President

Dan Mizer, Vice President for Lake Affairs

Linda Huff, Treasurer

Charley Todd, Secretary

Board member not present:

Robert Patterson

Members of the Woodlake Preservation Association Joining the Meeting

Adam and Sandy Casto

Theodore George

Marquis Mathis

George Rogers

Brian Colwell

Item 1:

Dan Mizer moved to approve the report of the 2024 annual meeting. Linda Huff seconded the motion. Board members voted unanimously to accept the report.

Item 2:

Minutes of the November 18, 2023, Board Meeting. Dan Mizer pointed out that the Secretary had not made all the requested revisions and asked that the Secretary send the revised minutes to Board members for final review and approval electronically. Charley Todd will send the November minutes to the Board members for review.

Item 3: Treasurer's Report

Linda Huff presented the Profit and Loss Statement. Members had paid \$16,660 in member dues as of the time of the meeting, excluding any mail in payments that may have come in since the last check of the Post Office Box. Members paid \$3,800 of the total electronically. Fees from Associate members to date equal \$3,740. All members requesting to pay electronically had paid. Linda will provide a final review of the status of the payment of annual dues at the March meeting.

Linda Huff will change the code, and notify members who are current on dues, on Feb 6, 2024

WOODLAKE PRESERVATION ASSOCIATION

WPA pays a “water fee” to the Texas Commission on Environmental Quality (TCEQ). This continues to provide a valuable benefit to the Association because it provides free inspections by the TCEQ of the Dam and Lake. It also shows ownership of the lake water by the WPA.

There will be Bank Fees paid for the Credit Card, ACH, or Debit Payments. However, the fees were part of the dues payment and are not a true expense to the Association.

Linda Huff expensed the gopher control done in December in January 2024.

The Association paid the annual Property Tax bill for the Commons of \$1.39.

Larry Dooley recommended voting to accept the Treasurer’s report. Charley Todd made a motion to accept the Treasurer’s report. Dan Mizer seconded the motion. The Board unanimously passed the motion,

Item 4: Report by Dan Mizer, Vice President for Lake Affairs

After the Annual Meeting, a WPA member approached Dan Mizer with concerns about the moving of soil from behind the dam as part of the project to improve the Primary Emergency Spillway. The reason for the movement of the soil is to improve the success rate of getting grass to grow in the Primary Emergency Spillway, and to help reduce the amount of topsoil needed to be brought in and the overall costs for the repairs.

Dan Mizer reached out to TCEQ. Julian Romo was one of two TCEQ engineers that inspected the dam in 2022. Dan asked Julian if there was a need for concern about moving soil from the area behind the east end of the dam. Julian conferred with his team leader. The concurrence was that it was not a problem, but that if during the excavation operators detected any water, they should stop excavation. Dan also conferred with a friend of his who is a Professional Engineer with a Civil Engineering background. That person has experience with spillways and dams and told Dan he too has no concerns about moving the top soil.

Linda Huff asked when the repairs to the Primary Emergency Spillway were likely to begin. Dan’s answer was sometime in April, depending on the weather.

George Rogers brought attention to a four-foot by four-foot hole on the back of the dam, towards the west end of the dam. He recommended filling the hole while equipment was there for the Primary Emergency Spillway repair. Dan responded that the hole is where a large tree had been, and that it was not the result of erosion. The hole had been looked at previously. Dan Mizer will obtain a quote on the cost of filling the hole.

A potential future project is the removal of vegetation and organic muck from two coves of the lake. The coves are referred to as Riva Ridge Cove and Calumet Cove. There is a quote for the work, but due diligence would be to have the soil at the bottom of the coves evaluated to help decide how effective an enzyme treatment might be. Dan reported that John Melvin of Aquatic Remediation Services, the current lake contractor for WPA could obtain the samples.

Charley Todd made a motion to authorize Dan Mizer to spend up to \$100.00 to have the evaluation completed. Linda Huff seconded the motion. The motion passed unanimously.

WOODLAKE PRESERVATION ASSOCIATION

Item 5: Old Business

Information email to members about short term rental and leases. The Secretary, Charley Todd, will send the email.

Item 6: New Business

Linda Huff pointed out that there is a new expense category of Social. Potential activities include an Ice Cream Social, a Fishing Tournament, and the Halloween Hayride.

Garage Sales. Discussion centered the WPA not sponsoring garage sales, because each homeowner is really conducting their own sale. However, the WPA could provide notice to members about the community garage sale day.

George Rogers noted that he had found a large buck dead on his property. There were no signs of animal attack or that it had been shot. The neck was broken so it might have been due to a car strike.

Brian Colwell mentioned constant speeding by a black pick-up. The suggestion was to include a mention of speeding in the next newsletter. George Rogers suggested that it may be time to revisit a suggestion he made some months ago to place a digital sign that shows the speed of a vehicle approaching the sign. Castlegate has put one in place as you turn from Woodlake into Castlegate, and on Victoria Avenue.

Item 7: Dates of Future Board Meetings

March 4, 2024

April 1, 2024

May 6, 2024

The Board adjourned to executive session.

The executive session concluded at 8:46 PM.