

## WOODLAKE PRESERVATION ASSOCIATION

Woodlake Preservation Association Board Meeting. March 4, 2024

The meeting was virtual via ZOOM.

Dan Mizer, Board Vice President, called the meeting to order at 7:05 PM.

Board members present:

Dan Mizer, Vice President for Lake Affairs

Robert Patterson, Vice President for Architecture

Linda Huff, Treasurer

Charley Todd, Secretary

Board member not present:

Larry Dooley, President

Members of the Woodlake Preservation Association Joining the Meeting

AJ Taylor (Associate Member)

Adam Klaus

George Rogers

Brian Colwell

Item 1: Acceptance of February Minutes

Linda Huff moved to accept the minutes of the February 5, 2024, minutes. Dan Mizer seconded the motion. Board members voted unanimously to accept the minutes.

Item 2: Treasurer's Report

\$5,440.00 in member dues received in February.

\$352.00 of the member dues were received by credit card or ACH.

\$0.00 in associate member dues received in February.

\$116.00 received from interest on Savings Account.

Expenditures

\$27.49 in bank fees associated with electronic payments. The fee was previously collected from the members using the electronic options.

\$143.33 Web Site. This amount includes a \$100.00 fee for the recovery of past emails.

\$2.50 is for mass email.

\$30.00 for hosting and maintenance (regular monthly fee).

## WOODLAKE PRESERVATION ASSOCIATION

\$12.07 for the BTU security light at the front entrance

\$183.00 total expenditures

Dan Mizer asked about the \$2.50 fee for email. Charley Todd will investigate with the provider to see if it is still needed.

### 2024 Membership Dues Status

All but one received. Member states that the check has been mailed. Linda will monitor.

There are late fees due from one member. Linda is working with the member.

Associate membership is down from last year. Linda is updating information on Section 1 in preparation for sending invitation letters.

AJ Taylor, Associate Member, asked if the financials were posted for review. The board explained that they are not posted for public view. The final financial statement for 2023 was presented during the annual meeting. Members and Associate Members can request the information. Linda will send a copy to AJ Taylor.

### Item 4: Secretary Report: Charley Todd

After seven iterations the past emails were recovered. There are just over 1,000.

Minutes for 2024 are available and will be posted to the web. Charley is working to obtain prior minutes.

Tax Return is due. Charley will complete using the end of year financial statements Linda prepared. The completed return will be sent for a treasurer's review, and then a Board review prior to April 15, 2024

A free software, Thunderbird, is allowing us to send mass emails from [secretary@woodlake.org](mailto:secretary@woodlake.org) with a separate message for each recipient. This prevents the mass email from being interpreted by servers as SPAM.

Linda Huff provided the base data to create the Thunderbird address books.

### Item 5: Architecture: Robert Patterson

Only one request this year to date

Brian Colwell reported that he had seen a reply from the Architectural Committee sent to the individual.

Robert Patterson will verify action was completed by the Architectural Control Committee.

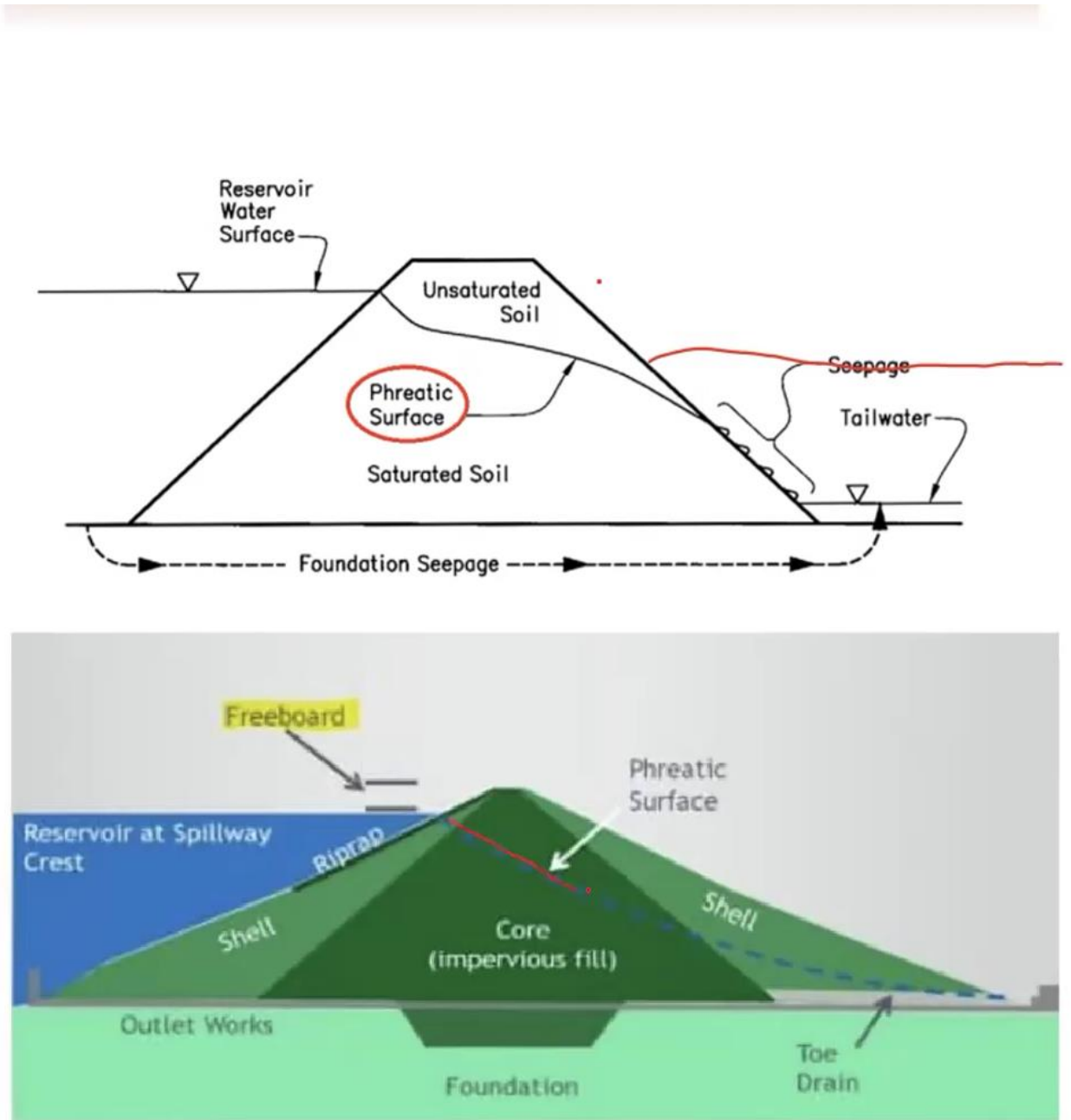
### Item 6: Lake Report: Dan Mizer

We continue to use Aquatic Remediation Services (ARS) for vegetation, algae, and other lake maintenance. John Melvin is the President and does much of the work. He treated for Lake Clover, which is a difficult weed to control, on February 20, 2024. He wanted to get an earlier jump on Lake Clover control this year. During the February 20 treatment he also treated for Smart Weed.

WOODLAKE PRESERVATION ASSOCIATION

Cut grass, the grass planted along the dam to control erosion, was found in the Riva Ridge Cove area. John Melvin explained that it is not spread by seed, but clumps can break off and migrate. John Melvin will continue to monitor as he does lake treatment.

Adam Klaus presented information related to potential removal of soil from behind the dam for use in grading of the primary emergency spillway. He shared two schematics which are below:



## WOODLAKE PRESERVATION ASSOCIATION

Adam made the case that removing any soil from the levee, dam or behind the dam would not be the best course of action for maintaining the dam. Any removal would lower the downward pressure exerted and could lead to problems. Dan Mizer reported that in discussion with the Texas Commission on Environmental Quality (TCEQ) Dam Safety Division Section Engineering specialists and a P.E civil engineer, there was no expressed immediate concern, but noth suggested that if during digging water should appear to stop digging and fill the hole. Dan Mizer and John Melvin probed the area to determine if there was water in the first six inches, which was the maximum depth of the proposed removal. Using probes they detected no water. However, they did determine that the soil was a clay gumbo and would not work well for the intended purpose of providing soil conducive to grass development in the primary emergency spillway, which is one of the erosion prevention measures, and the purpose of needing soil in the spillway.

The situation remains under study. Linda Huff expressed appreciation for Adam's in-depth explanation. Dan Mizer is working to set up a meeting with Charlie Eubanks, owner of an excavation/dozer service with over 35 years in the soil business to work on options for improving the primary emergency spillway.

Depression/Hole on back of dam: Dan was previously tasked with obtaining a quote to fill in this depression which was caused by a tree falling in the past. Southern Lawn and Shredding quoted \$450.00 to fill the hole with the type of soil recommended by the Texas Commission on Environmental Quality (TCEQ). Dan Mizer made a motion to contract with Southern Lawn and Shredding. Charley Todd seconded the motion. The motion passed unanimously.

Soil samples in Riva and Calumet Coves: As part of the decision process in determining whether or not to eventually move forward with the vegetation cleanout and organic material eating enzyme treatments for the coves, Dan Mizer is obtaining soil samples from the coves to determine how much organic material is present. John Melving was prepared to take the samples, but the core sampler was misplaced. He will reschedule with Dan. Robert Patterson recommended taking a core sample near George Roger's property for comparison of silting.

### Item 7: New Business

The signs at the front entrance of Woodlake are on private property. The City of College Station contacted Linda Huff with information that the property on which the signs sit would be part of the Greens Prairie Road widening. The timeline is likely around three years but could be sooner.

Letter sent in December about renters and leases. Per SB 1588 Homeowners' Associations can request information about lessees and renters. No response to December letter. Charley to send again.

Who should be invited to Social Functions? The discussion was about liability and desire for community. The suggested invitees would be members and associate members as far as a formal invitation from the WPA. Members and associate members can invite guests.

The Board discussed frequency of the Newsletter. Generally, they have gone out when there was information to share. Suggestions were every other month or even every month.

WOODLAKE PRESERVATION ASSOCIATION

Deborah Rogers, on Robert Patterson's suggestion, agreed to take the lead on the Community Garage Sale to be held on June 1, 2024.

Item 8: Dates of Future Board Meetings

April 1, 2024

May 6, 2024

June 3, 2024

The Board adjourned to executive session.