

Woodlake Preservation Association
Minutes of the WPA Board meeting held on May 20, 2024

Larry Dooley called the meeting to order at 7:00 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 – Vice President for Architecture

Presentation of Minutes

- Charley Todd reviewed the minutes from April 1, 2024. Linda Huff made a motion to accept the minutes. Dan Mizer seconded the motion. All present voted in favor of the motion.

Treasurers Report

- Linda Huff presented the Financial Report with data through the end of April 2024.
- Income included \$34.00 in late fees from a Section 2 member, \$340.00 in Associate Memberships, and \$120.00 in interest, for a total of \$494.00.
- Expenses included \$ 2,075 for tree removal and filling of a hole. \$1,275 for mowing (this was for February and March), \$35.19 to Morning Owls, for a total of \$3385.19.
- Linda presented a budget observation that even though Lake Expenses have been more than projected in the budget, they have been offset by increased Associate Membership beyond the projected amount in the budget. The result is that the total budget is on track.
- Dan Mizer made a motion to accept the Treasurer’s Report. Charley Todd seconded the motion. All present voted in favor of the motion.

Architectural Report

- The Board tabled discussion on this item until Robert Patterson, Vice President for Architecture is present.

Lake Report

- Dan Mizer Presented the Lake Report.

- Heavy rains have delayed the Emergency Spillway repair. Charlie Eubanks will be before the work when the soil condition allows.
- Dan is scheduled to meet with John Melvin on May 22, 2024 when John is anticipating spraying for vegetation control. They plan taking samples in the coves to determine the potential efficacy of enzyme treatment.
- The fence repair adjacent to the Commons entrance will not be done until the dozer work by Charlie Eubanks is complete. The entrance created by the partial collapse of the fence will allow the heavy equipment to enter. Southern Lawns and Shredding will then install the fence.
- Charley Todd made a motion to accept the Lake Report. Linda Huff seconded. All present voted in favor of the motion.

Old Business

- The Board previously increased the amount approved for Southern Lawn and Shredding to remove dead trees in the Commons area to \$525, as reflected in the minutes of April 1, 2024. However, the actual increase should have been \$550.00. Charley Todd made a new motion to approve an additional \$25.00. Linda Huff seconded the motion. All present voted in favor of the motion.
- We are paying \$2.50 a month for an email capability on Secretary@woodlake.org that may not be needed. Charley Todd will investigate with Morning Owls.

New Business

- Light at the Front Entrance. WPA pays a monthly fee to BTU for the light. It provides a level of safety at the intersection of Woodlake Drive and Greens Prairie Road but is not in the WPA area. Linda Huff will craft an inquiry to the County about them assuming responsibility for payment. Dan Mizer has the contact information.
- Send out a Newsletter in June. Charley Todd will prepare a draft for review by the Board prior to sending.
- Linda Huff reloaded the Architectural Control Forms of the website. They are under the announcements tab.
- Website. Examine against the budget to potentially contract with Morning Owls for a newer and more user-friendly platform.
- Linda Huff attending a City of College Station HOA meeting on April 26. She will send notes to the Board members.
- The need for Board members to notify the other Board Members when they will be “out of pocket” and for other Board members to cover during absences was stressed.

Upcoming Meetings

- Dan Mizer moved that due to the May meeting being later in the month that the Board not meet in June. Charley Todd seconded the motion. Charley Todd, Larry Dooley, and Dan Mizer voted in favor. Linda Huff voted not in favor. The motion carried.
- Tentative Dates for Future Board meetings were set as:
 - July 1, 2024
 - August 12, 2024
 - September 9, 2024

Charley Todd motioned to adjourn. Linda Huff seconded the motion. The Board adjourned to Executive Session at 8:31 PM.