

Woodland Pond Lakefront Association, Inc.
Special Membership Meeting to Vote to approve
Amended and Restated Articles of Incorporation, Bylaws, Rules and Architectural Guidelines
Thursday, October 8, 2020, 7:00 p.m. by Video Conference / Teleconference

WPLA Members,

As you know, we have obtained the 80 A member approvals needed to adopt the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and we have recorded these in the Chesterfield County Land Records. The Board then adopted Amended and Restated Articles of Incorporation, Amended and Restated Bylaws, Amended and Restated Rules, and newly drafted Architectural Guidelines in the August 10, 2020, Board of Directors Meeting. These documents are posted on the WPLA website on the Governing Documents Page, along with information comparing the current and proposed legal documents.

The next step is for the membership to vote to approve/adopt the proposed Amended and Restated Articles of Incorporation, Amended and Restated Bylaws, the Amended and Restated Rules, and newly drafted Architectural Guidelines. A virtual meeting will be held by Video Conference / Teleconference on Thursday, October 8, 2020 at 7:00 p.m. for that purpose. This mailing includes a proxy ballot and return envelope which the Board of Directors encourages you to use to facilitate the voting.

The Amended Articles shall be approved by each voting group entitled to vote on the amendment by more than two-thirds of all the votes cast by that voting group. Voting can be done by proxy or in person at a meeting called for that purpose with at least 25-day notice, and not more than 60-day notice, at which a quorum is present in person or by proxy (30% of A Members). A and B members will be voting independently.

Bylaws require a majority of each class of members, who vote by proxy or in person at a meeting called for that purpose with at least 30-day notice, and not more than 60-day notice, at which a quorum is present in person or by proxy (30% of A Members). A and B members will be voting independently.

Rules require a majority vote of A members who vote at a meeting at which there is a quorum in person or by proxy (30% of A Members).

Architectural Guidelines require a majority vote of A members who vote at a meeting at which there is a quorum in person or by proxy (30% of A Members).

Please review the above documents, complete, sign and date the enclosed Proxy Ballot, and return it in the postage paid envelope by October 1, 2020. Please contact any Director if you have any questions regarding these documents.

Once these documents are approved, we will seek out an insurance carrier to obtain a policy that will cover downstream property loss due to dam failure. It is our hope that the improved provisions in the Declaration and Bylaws will make this possible. If so, the dam and spillways may be compliant with the Dam Safety Regulation without any modifications.

Sincerely,

Craig Lester
President, WPLA, Inc.
804-304-1854 cell