

Woodland Pond Lakefront Association, Inc.
Board of Directors Meeting
April 10, 2018 at the WP Swim & Racquet Clubhouse

Welcome, Introductions & Procedures

Meeting was called to order at 6:38 pm by WPLA President Owen Waltman. He welcomed and thanked members for attending and introduced members of the Board, 8 of 9 present including: Jane Abbate, Jennifer Harless, Laurie Hucker, Joe Lewis, Jim Morris, George Reiber, Eileen Sundstrom and Owen Waltman. Absent was Vance Narron.

Review and approval of previous meeting minutes

Jane Abbate, Secretary, referenced the Minutes of the March 6, 2018 WPLA Board of Directors meeting. Joe Lewis motion to approve, Eileen Sundstrom second the motion. Unanimous approval.

Treasurer's Report (incl. membership dues status)

Laurie Hucker, Treasurer, announced with the most recent count, the WPLA has 93 A and 53 B fully paid members; 2 unpaid A members, 2 A members with partial payment/documentation, 3 B members with partial payment/documentation. Both Eileen and Laurie stated that they have followed up with these members by phone and/or email with no response on the members' parts. Jane asked a question about the procedure for collecting unpaid dues and Owen stated that he would write letters to these members in a further attempt to collect payment.

Laurie requested Board approval to increase the employee dishonesty insurance coverage from the current \$5,000 limit to \$200,000 at an annual premium increase of \$225. Owen stated that this increase does not reflect any concerns over the Treasurer's integrity but that, given the size of the WPLA Bank account balance, it is prudent for both her and the WPLA's protection. Laurie Hucker motion to purchase, George Reiber second. Unanimous approval.

Laurie also brought to the Board's attention that currently only one approval signature (hers or Owen's) is required to write checks with no dollar limit. Laurie made a motion to require double signatures (the Treasurer and the President) for amounts over \$3,000. Jim Morris second the motion. Unanimous approval.

Standing Committee Reports:

- **Member Relations** (incl. newsletter & website)

Jane Abbate reported that the membership is responding favorably to the content of recent newsletters and that the relative ease of using our subscription to Constant Contact has made communication with members more effective. She indicated that the next newsletter will be drafted by the end of April with expected distribution by mid-May. Topics will include: results of Fishing Derby, Member Geese Survey, recent actions taken by the BOD and an article by Jennifer Harless about healthy use of hands/arms during recreational activities.

Jane reported that substantial updates have been made to website and it is expected that the complete update will be completed within the next week.

- Architectural Review & Boat Registration

Eileen Sundstrom reported that she has received an application and approved construction of one new dock. She is in the process of reviewing an application for the replacement of a gazebo roof damaged by hail and the application by another member for a new dock. Eileen also reported that 234 boat stickers have been issued for 2018.

- Conservation

Joe Lewis discussed that the priorities of the Conservation Committee are: water quality, silt, and plant life. About water quality, he explained that it is difficult to take one set of data points and draw conclusions about the health of the Lake. Therefore, he has instituted a program to test water on a more routine basis to establish a trend. He explained that tests will be conducted every 90 days in each cove to establish a stream of data points. A full panel test will be completed in August. With this increase in information, there will be better information for his Committee and the Board to make decisions with regard to the lake and the Canada Geese population management.

Joe added comments about the impact of goose feces. He stated the Board's overriding goal is to have a healthy lake. An overpopulation or congregation of geese can change the water quality. Members inquired as to Joe's experience; water temperature impact on water quality; whether 'hydra' plants help keep water healthy. Discussion ensued about the impact of previous Board actions to spray and kill plant life and introduce sterile carp. Several members of the WPLA offered opinions that many homes are not complying with the required buffer zone which enables runoff from properties to damage the lake and contribute to the silt buildup problem.

- Fishing Derby & Property Maintenance

Jennifer Harless, chair of the 2018 fishing derby and picnic, reported that Board members participated in a clean-up of the boat ramp area in preparation for the event on April 10. Four people have returned entry forms to date but she explained that last minute registrations is the norm. She requested members pass the word and promote the event. She reported that Jim Morris donated trophies and medals for the kids. In addition to the picnic lunch that will be served, live acoustic guitar entertainment will be provided.

Jennifer noted that she has been in contact with Estate Care, Inc. to perform grass cutting on the dam area. She successfully negotiated the same price as 2017 of \$2,800, which is included in the 2018 budget. As in the past, the agreement is for grass cutting and spraying of weeds in the riprap 3 times per year with a possible 4th cut if necessary.

Special Committee Reports:

- Covenants

Owen Waltman recognized Pete Janak and Bud Schill, who have performed a comprehensive review of the bylaws and covenants. The next steps will be a thorough review by Owen and then the entire Board. Following, the Board will request volunteers from the membership for review and comment. Because of the importance of this work, it is expected to be a lengthy process with the goal of presenting revised documents at a special member meeting later this year. Owen reported that more information will be forthcoming to the members through the newsletter.

Owen reported it has been called to the Board's attention that it is responsible to follow the provisions of the Virginia Property Owner's Act, and he affirmed the Board's commitment to do so.

He asked for patience during this time of transition as new procedures are implemented to provide more transparency and information as the Board gains better understanding of the POA provisions.

- Silt Removal

Joe Lewis reported that he and Owen met with the leadership of the WP Homeowners Association #1 to develop a mutually beneficial partnership to deal with the buildup of vegetation and silt in the culverts along and under Woodland Pond Parkway near the Swim Club. This area carries runoff from the HOA Conservancy and adjacent properties which contributes significantly to the silt buildup. The VDOT has been contacted to clean out the concrete culverts and has applied for a permit from the County. Currently, there is no target date set for the work to be completed. Joe Lewis commented that they are open to all options to handle the silt buildup most economically; the installation of rip-rap silt trap dams upstream should be considered in any preventive maintenance program. Owen mentioned that WP HOA #2 was represented at the meeting as he appealed to both groups to embrace a community wide effort to educate residents about the silt problem and encourage them to take measures to reduce siltation from tributary creeks.

President's Report:

WPLA President Owen Waltman made the following comments:

- Dam Remediation

Owen summarized that the Board and other WPLA members have met with representatives of the Department of Conservation and Recreation and reported that we have done substantially everything to date we can do at to address the dam remediation requirements. There is an additional step we can take to demonstrate we are moving in the direction of progress by updating and expanding our Emergency Action Plan. This plan needs to be updated by June 30 and Owen requested someone step forward to help with this process.

- Committee Staffing

Owen requested help for Eileen to review the applications submitted to the Architectural Review Committee and to update the Architectural standards and procedures.

Old Business

- Geese Management Survey & Plan

Jane Abbate addressed the Board by summarizing the steps taken by the Board since mid 2017 about Canada Goose management. She summarized a timeline, provided a summary of the survey data results and member comments, then opened discussion for member comments.

Members provided numerous perspectives on the matter and several members noted that the impact on A members was unclear since the responses of both A members and B members (who likely report less impact) are comingled.

Discussion ensued about how lack of buffer zones, inadequate education of members about feeding geese, and the failure of all members to erect barriers (planting, rock, fence, etc.) contribute to the expansion of the geese population. It was opined that if the Board paid attention to these areas and enforced them, it would not be necessary to take aggressive actions against the geese such as adding of eggs and roundup/disposal of geese.

Other members reported the presence of 50+ geese on their property at a time and that the damage to their lawns and the presence of goose feces was unwanted and unhealthy.

Following lengthy discussion among members present where all who requested the opportunity to express their opinion were heard, Laurie Hucker offered the following motion:

At the majority request of the Membership responding to the geese survey (quorum established); to abate health risks and property damage, the Board shall follow USDA Fish and Wildlife Services guidelines on the management of resident Canada geese population; and shall assess the effectiveness of such control methods by surveys of WPLA members (with the responses of A and B members clearly delineated), to be conducted before proceeding to any lethal methods; the control methods in order of prioritization:

1. *Husbandry (e.g. eliminate all feeding stations, posting of signs)*
2. *Non-lethal (e.g. establish property line barriers in problem areas)*
3. *Non-lethal (e.g. egg addling)*
4. *Lethal (e.g. round-up)*

The motion was second by Joe Lewis. Questions followed to clarify when the timing of the actions were to be taken. Laurie clarified that the Board would prioritize Steps 1 and 2 and launch another survey in the Spring of 2019 to determine the impact of these steps and, considering the response of the A members, the Board will take appropriate action which may include addling and round-up.

Voting in favor of the motion: Owen, Joe, George, Jim, Laurie, Eileen, Jennifer. Voting opposed to the motion: Jane Abbate.

New Business:

- Boat Length Enforcement

Owen Waltman explained the dilemma that there are many inconsistencies in the current WPLA rules and regulations regarding boats used and docked on the Lake. He presented the following motion, seconded by Jennifer Harless:

While recognizing the restriction in paragraph (14) of the existing WPLA covenants that reads: "Water craft having a length of more than 18 feet shall not be permitted on the pond.", it is resolved that this provision will not be enforced until (1) revised covenants are approved or (2) the annual meeting of the WPLA in January 2019, whichever occurs first. This condition may be extended or revoked with a majority vote of the Board of Directors at the 2019 annual meeting. Also, it is resolved that the current boat registration requirements to provide official documentation of boat length will be continued. Therefore, Association members are advised that revised covenants or subsequent rulings may revert to strict enforcement of boat length.

Voting in favor of the motion: Joe, George, Jane, Owen, Laurie, Eileen, Jennifer and Owen. Voting opposed to the motion: Jim Morris.

Comments by Members

A member expressed appreciation for the Board's flexibility and consideration of the temporary suspension. A member noted several outdated (voltage limits) or inconsistently enforced provisions. A member noted the motion creates uncertainty for the members desiring to buy a new boat because it is open ended with regard to whether the approved length of the boat will change if and

when the new covenants and documents are adopted. A member noted that Paragraph 17 also needs to be changed to ensure that the covenants are now consistent with this change.

Adjourn: 9:08 pm

Respectfully submitted,

Jane Abbate, Secretary

Approved