

Woodland Pond Lakefront Association, Inc.

Minutes - Board of Directors Meeting

July 16, 2018, 6:30 pm at the WP Swim & Racquet Clubhouse

WPLA President Owen Waltman opened the meeting at 6:35 pm by welcoming the members present and introducing the Board members present who included: Owen Waltman, Jennifer Harless, Eileen Sundstrom, Laurie Hucker, Jane Abbate, Jim Morris, Joe, Lewis.

Review of previous meeting minutes

- Jane Abbate summarized the minutes from April 10, 2018. Jane motioned for approval, second by Laurie Hucker. Unanimous approval of Board members.

Treasurer's Report

- Treasurer, Laurie Hucker reported the checking account balance was \$273,716.52, as of June 30th. She also reviewed the Income statement 2018-01-01 to 2018-07-15 which showed a net profit for the time period of \$4349.35. Laurie also reviewed the comparison of actual-to-budget revenue and expense. A member raised a question about the variance in assets from the report submitted in January and Owen explained that it was a reporting change due to the transition of new Treasurers. He and Laurie will work on a revised budget comparison report for the next meeting and post it on the website. Owen motion to approve the Treasurer's report. Second, by Joe Lewis. Unanimous approval.
- Laurie reported that after failing to receive responses from members with unpaid dues, final certified letters have been sent to three A members and to one B member regarding failure to pay annual dues. Currently, two members, Coleman and Ostrosky, have not paid the 2018 WPLA dues. Further steps are being taken and Owen will work with Laurie to retain services of a lawyer to initiate collection proceedings. In addition to late fees, the members will be responsible for reimbursing the WPLA for attorney's fees and court costs. Owen will also advise the members that legal action is being taken and that access privileges to the lake are suspended immediately.
- Laurie reported that there are 97 A members (two delinquent) and 54 B members of the WPLA.

Standing Committee Reports:

Member Relations

- Jane Abbate announced that website updates will continue and that a draft of the next newsletter has been emailed to the Board. She inquired about the value of delivering newsletters to members who may not open or receive email. After brief discussion, it was decided that since the "open rate" of most newsletters is ~80%, it would continue to be emailed with paper copies delivered upon request.

Architectural Review & Boat Registration

- Eileen Sundstrom reported that there is no current request for new docks. She expressed concern about the poor condition of several pontoon boats on the lake and docks in bad/unsafe condition. Eileen has identified a vendor who will tow away and dispose of the pontoons. That contact will be posted in the newsletter along with reminders about vendors who can repair/replace docks. General discussion ensued about various appearance, safety and

conservation concerns on the lake due to fallen trees. It was suggested that if a member does not remove trees from their property that have fallen into the lake, it should be the responsibility of the WPLA to remove it, after notifying the property member and gaining permission to remove it.

- Eileen also reported that members are not affixing both stickers to each watercraft and asked the members in attendance to help spread the word of the importance of this. Each set of stickers is \$5.
- Eileen reported that two boats on the boat rack have been declared abandoned and need to be removed. Owen announced that we would announce a two-week bid process and the boats sold to the highest bidder. If no sales occur, the boats will be disposed of.

Conservation

- Joe Lewis reported the results of the latest water quality E. Coli test on May 30, 2018. The results were very similar to the results from the last water analysis on 2/27/18. The results show very low E. Coli concentration in all eight areas of the lake which were sampled. In August a full panel will be completed. In August a full water test panel will be completed which includes dissolved oxygen, nitrogen, phosphorus, conductivity, pH, alkalinity, hardness, turbidity, and algae analysis. In addition, we will continue the E. Coli total counts in all eight locations around the lake.
- Owen expressed appreciation to David Behm for assisting Joe Lewis in the water testing.
- David Behm expressed concern about the lack of vegetation and plant life on the lake and the potential exposure for growth of blue/green algae. He asked the Board to address this as this is the most serious concern he has about the lake. Joe interjected that following the full panel in August, he would prepare and present a plan and budget to sustain health of the lake water. A member expressed concern about the damage swans do to preventing the growth of plant like.

Fishing Derby & Property Maintenance

- Jennifer Harless reported on the success of the Fishing Derby and thanked members for their support.
- Jennifer discussed that grass cutting and weed control was completed in late June and announced that the next cutting would occur by the end of July, weather permitting. Inquiries were made as to what chemicals are being used for weed control and it was explained that Aquaneat is being used and not Roundup or other toxic substances.

Special Committee Reports:

- Covenants and Documents:
 - o Owen reported no further progress has been made on the revisions to covenants. He anticipates no delay in the plan to provide a draft of the covenants to the membership in the Fall in anticipation of a vote at the next annual meeting in January 2019.
 - o Emergency Action Plan: George Reiber has prepared a redraft/update to the Emergency Action plan which is currently under review by Owen.
- Silt Removal
 - o Craig Lester has been investigating options to address the silt build up in the cove between Taylor Landing Way and Laurel Cove because many of the Phase II ditches feed this cove. He has been in contact with homeowners, VDOT and the Phase 2 Association. He and Owen described a pilot program to slow down the flow of rain water into the lake via tributary brooks and streams which eroded those watercourses and adds silt to the lake. The Pilot program would allocate funds to purchase stone/rock but that labor and

equipment would have to be secured by the homeowners. Following discussion and input from the members present, Owen made the following motion:

- *Initiate a pilot program to allocate \$5000 of general funds in 2018 to purchase stone and similar materials for the installation of check dams and similar structures in watercourses on lakefront and adjacent properties for the purpose of deterring ground erosion that contributes to siltation of the lake.*

Jennifer second the motion. Unanimous approval. Implementation will be led by Owen and announced in the newsletter. Aaron Sweazy volunteered to help work on this issue with Craig.

- Jane indicated support for this plan but also expressed concern that there is no strategic plan with budget and funding plan/schedule to address the critical issues of dam remediation and long-term silt build-up. There was lengthy discussion among the Board and members. As a result, Jane made the following motion:
 - *To appoint Craig Lester to Chair a Special Committee to: (1) Develop a proposal to obtain adequate million liability insurance adequate to cover a potential 0.6 PMP event. And, once the recent DCR report issues are addressed, (2) Create a proposal to address compliance with the 0.6 PMP event requirements which may include obtaining bids from engineering firms to generate the detailed design for widening the emergency spillway; obtain bids to execute the detailed design; and create a budget/funding plan. The Board will be actively involved, and final recommendations will be presented to the Board for approval. The proposal would then be presented to the State for approval. Finally, the recommendations would be presented to the WPLA membership for approval.*
 - Second by Owen. Unanimous approval.
 - Jim Morris raised some question about agreements made by developers of the Highlands prior to construction. Jim has agreed to follow-up with Mr Bryce Powell.

Old Business

- Geese Management
 - Laurie and Jane discussed next steps in the geese management plan, voted on in the last BOD meeting. Jane read the action approved by the Board at that time. Immediate next step is to distribute detailed information, prepared by WPLA member Bud Schill, regarding nonlethal ways to control the goose population. Also, we will obtain a count of the adding that occurred in the Spring and survey the members again regarding their views about the goose population.

President's Report:

- Dam Issues: Owen discussed the recent DCR report and the dam's overall rating of "Poor". Owen will be working with Timmons to receive a proposal for geotechnical work on the dam and will report to the Board with recommendations. There is a total \$50,000 set aside for emergency repairs to the dam. This is a high priority item.
- Boat Length Enforcement: Members will be reminded in the next newsletter that the decision made in the April Board meeting to allow boats over 18' is a *temporary* measure until the WPLA Covenants can be revised; therefore, members should exercise caution in purchasing new boats

over the 18' length as there is no commitment that they will be permitted once the Covenants are passed.

President Owen Waltman adjourned the meeting at 9:10 pm

Respectfully Submitted: *Jane Abbate*, Secretary WPLA

APPROVED 091018