

**Woodland Pond Lakefront Association
Board of Directors Meeting – November 19, 2018**

President Owen Waltman called the meeting to order at 6:36 pm. Board members in attendance: Owen Waltman, Jane Abbate, Laurie Hucker, Joe Lewis, Jim Morris, George Reiber, Eileen Sundstrum. Absent were Jennifer Harless and Vance Narron.

Owen moved that Craig Lester be appointed to the WPLA Board as Director at Large to fill an open position. Second by Jane Abbate. Unanimous Approval.

Jane Abbate reviewed the Minutes of the WPLA September 10, 2018 WPLA Board meeting. George Reiber made the motion to approve; second by Joe Lewis. Unanimous approval.

Laurie Hucker summarized the Treasurer's report. She reported that total revenue since last meeting as \$211.15 due to interest earned. Expenses for the period were \$1361.95 due to fees for water testing, legal support and club house rental. The account balance as of 11/19/18 is \$271,525.68. Jane Abbate made the motion to approve; second by Eileen. Unanimous approval. Owen commended Laurie Hucker who reviewed the archives of files to provide valuable history and documentation over the last 8-10 years of WPLA expenditures.

Standing Committee Reports:

- Member Relations: Jane reported that she expects to distribute a newsletter and/or member communication in January in advance of the 2019 WPLA annual member meeting.
- Architectural Review & Boat Sales: Jane reported that there were no responses to the offer for sale of several boats. Eileen reported that there are no new requests for docks or boat stickers.
- Lake Conservation: Joe Lewis reported that the final water quality test for 2018 will be conducted by the end of November. A representative from Solitude toured the lake with Joe Lewis, Owen Waltman and David Behm. Preliminary recommendations were provided with a total estimated cost of approximately \$95,000 over a five year period. Additional conversation with the Solitude representative has occurred about silt removal and a quote will be provided to Joe for review and the Board's consideration. Joe has advised Solitude that due to potential expenditures for dam remediation, no further decisions will be made at this time. Joe indicated that a questionnaire to members may be valuable to understand the perspectives of WPLA members regarding use of the lake. The presence of grass carp continues to present challenges.
- Property Maintenance: Jennifer Harless is going to set a date for Board members to conduct a clean-up of the boat launch area. Gopher holes were filled in on the dam by Craig Lester.

Special Committee Reports:

- Covenants: Owen reported he is preparing a brief on the status of the covenants and bylaws to review with attorneys for input and opinion. He committed to completing this task by year-end.
- Silt Removal: Craig Lester reported that the focus is to reduce silt infiltration by identifying the locations that are the responsibilities of Chesterfield County.

- Emergency Action Plan & Dam Remediation: Craig has requested a proposal from Timmons to model five scenarios to satisfy Dam remediation requirements. He explained that the process of evaluating the scenarios and follow-up analysis will extend through the year 2020.
- The areas of seepage were reviewed by Timmons and we now have a satisfactory inspection report of the dam by the DCR dated Oct 30, 2018.
- Craig Lester presented the WPLA Emergency Action Plan, dated 9/15/18. Motion to approve by Owen Waltman, second by Jane Abbate. Unanimous approval. The Plan will be posted on the WPLA website.
- Craig reported that he has requested information to Long and Foster Commercial Insurance and expects to have a quote for liability insurance for the WPLA by end of November. The insurance will cover claims from people injured on our property and from downstream damage due to dam failure.

New Business

- 2019 Plans – Budget, Annual Meeting, Dues, Board Nominations: Owen will be working with Laurie to develop a draft of Annual Meeting. He proposes the WPLA Annual Meeting for Monday January 28, 2019 at the Woodland Pond Swim and Racquet. The next WPLA Board meeting will be Monday January 14, 2019. Jane Abbate will obtain the reservation for the meetings at the WP Swim & Racquet Club and circulate date options for additional WPLA Board meetings to Board members.
- Owen recommended that 2019 dues be raised to \$275 per year. Joe second, discussion ensued. Motion passed; Jim Morris dissenting.
- Owen will be in touch with Jennifer Harless to take on the responsibility to reach out to prospective new WPLA Board members.

Adjourn: Owen adjourned the meeting at 8:45 pm