

**Woodland Pond Lakefront Association  
Members Meeting: December 16, 2019  
Minutes**

Owen Waltman called the meeting of the membership of the Woodland Pond Lakefront Association to order at 6:39 pm.

Owen discussed that members continue to return the Signature and Consent form for the Amended Declaration but that the necessary approval threshold has not been reached (greater than 80% of "A" members). He explained that the Board has voted on and formally adopted the Declaration that has been in force.

Owen explained that if the Amended Declaration has not been approved by the date of the 2020 Annual Member meeting on January 27, the Board will propose a new annual assessment of \$500 (as proposed in the Amended Declaration). Changes to dues will be subject to a member vote at the Annual Meeting.

Owen discussed that new Board members are needed for 2020. There are two "A" members and one "B" member who will be nominated

Joe Lewis reported that a recent E. coli test was completed and that the levels are well within accepted levels. Discussion ensued with members inquiring about test results and contributing factors. The importance of periodic septic tank pumping and maintenance of the septic drain field was pointed out. Joe reported that regular testing will continue during 2020.

Craig reported that the valve has been replaced and that the lake has risen 11 inches and we are still 11 inches below the riser.

Craig reminded members that money has been set aside in the WPLA Budget to purchase rip rap to reduce silt infill and that only one member has taken advantage of that program to increase the size of check dams. Further, he reported that VDOT was contacted to clean out the culvert. The County was contacted to maintain their drainage easements James River Soil and Water Conservation District Engineer walked the ditches and agreed that check dams and rip rap are critical. Rock and rip rap have been installed in several locations to reduce erosion and silt infill. Craig will be seeking support of homeowners to permit access to their property to maintain the ditches.

Craig reported that there are 27 homes adjacent to areas which need periodic dredging to maintain the coves. A silt removal contract has been drafted and reviewed by legal and the contractor to remove silt in front of 16 A member homes in three coves. Craig distributed information on the areas and the cost (see attached).

Lively discussion ensued regarding the topic of silt removal and individual member vs. the WPLA responsibility for silt removal. Multiple members whose property is 'silted in' and they no longer have access to the lake from their property discussed their concerns and displeasure regarding the situation. Following opportunity for members to be heard, Craig explained that it is the intention of the WPLA Board to take steps to maintain the lake, including silt removal, according to a plan expanding over multiple years.

There being no further business for discussion, Owen adjourned the meeting at approximately 8:10 pm

Respectfully submitted,

Jane Abbate, Secretary