

**Woodland Pond Lakefront Association, Inc.**  
**Annual Business Meeting, January 27, 2020, 6:30 pm**  
**At the WP Swim & Racquet Club**  
**Approved MINUTES**

Owen Waltman called the annual meeting of the members of the Woodland Pond Lakefront Association to order at 7:00 pm.

WPLA Board members present included: Owen Waltman, Craig Lester, Laurie Hucker, Jane Abbate, Jennifer Harless, George Reiber, Eileen Sundstrom. Joe Lewis was absent.

Jane Abbate reported that a quorum of at least 30% of A (97 eligible) and B (53 eligible) members was established.

- 34 A members in attendance and 30 proxies submitted by A members for total of 64 (66%)
- 5 B members present and 16 proxies for a total of 21 (40%)

Note: the pages indicated below reference the WPLA Annual Meeting Handout (attached).

Owen referenced pages 2-6 motion by Joanne Marshall, Barbara Roquet second to approve minutes of three previous minutes, deferred reading of the minutes. Membership approved the minutes as submitted by unanimous vocal vote.

Laurie Hucker reviewed pages 7 & 8 of the handout. She tied the checking account balance on Page 7 to the Statement of Financial Position on Page 8. Several questions were asked and answered.

Owen introduced the topic of 2019 Accomplishments and Current Status (pages 9 and 10) and invited Board members to comment.

Craig discussed significant progress related to Dam Safety and Compliance. Craig reported that a contract has been signed with Estate Management to remove up to 4999 cubic yards of silt from the boat ramp cove and two additional coves. A deposit of \$25,000 has been made and work is currently scheduled to begin in June.

Owen provided a summary of the efforts to manage and improve water quality and referenced the water quality testing results are posted on the WPLA website.

Craig briefly discussed the issue that occurred with replacing the leaking bottom outlet valve and repairing the primary spillway riser.

Jennifer Harless expressed appreciation for those volunteers helping with the annual fishing derby. Jane Abbate expressed appreciation for member support during the member meetings and subsequent discussions.

Owen highlighted that a multi-year Capital reserve study to determine funding required to maintain adequate reserves.

Craig reviewed the 2020 Objectives. Concerning the approval of legal documents, he indicated that the current count of approved Declarations in 72, which is 6 approvals short of the required 80% needed to

adopt the new Declaration. He explained several important ramifications if the new legal documents are not improved, particularly as it relates to insurance and both WPLA and Director liability.

Laurie presented the WPLA 2020 Draft Budget, reviewing various line items. Craig and Owen added additional insights as to the Reserve and several key project expenses regarding removal of carp and silt infill reduction.

Owen reported that, contrary to the agenda, the vote on a dues increase will be deferred. Mike Browder suggested a voluntary non-profit capital campaign to create an endowment the income from which, could be used to offset ongoing and special expenses. Owen requested that the recommendation be submitted to the Board in writing.

Craig motioned that the Board suspend reading the WPLA Board meeting minutes of Nov 11, 13, and Dec 13 and approve them as submitted. George second. The minutes of all three meetings were approved by the Board by unanimous vocal vote.

Owen, as Chair of the Nomination Committee, asked for nominations from the floor for WPLA Board positions. None were offered. Nominations closed. Candidates for a three-year term introduced themselves: Brett Hawkins (A Member) and Pete Janak (B Member). Motion to approve Brett Hawkins and Pete Janak for a three-year term by Fred Sundstrom and second by Fred Howland. By show of hands, motion approved.

Owen asked for a motion to approve Eileen Sundstrom for a fourth year on the Board. Motion to approve by Joanne Marshall, second by Jim Pallas. By show of hands, motion approved.

Craig thanked outgoing WPLA Board members for their service and presented gift certificates to outgoing Board members: Owen Waltman, Laurie Hucker and Jane Abbate.

Craig informed the membership that the board would seek volunteers to fill the two open vacancies, and would meet in executive session to elect the officers. Craig asked members to consider volunteering to be Secretary or Treasurer if they had relevant experience.

Owen invited members to comment or ask questions during an Open Forum. A member expressed objections to the proposed Declaration, citing concerns for B members specifically. Discussion ensued.

Owen adjourned the meeting at 9:00 pm

Respectfully submitted,

Jane Abbate, Secretary