



White Oak Lake Association Board Minutes

April 16, 2025 – Germantown Hills Library

Attending: J Grigsby, Paul Gutgesel, Cindy Lovelace, Sue Davis, Jim Sinclair

Meeting began at 4:45 p.m. and adjourned at 6:50 p.m.

Public Comments from Members and Guests - None

Approval of Minutes from March Meeting – Motion by JG, Second CL – Approved all

PRESIDENT’S REPORT: President Joe Grigsby

Beaver Reports & Requests Discussion centered around who should be responsible – homeowners or the Association. Board discussed past practices, removal costs and possible beaver damages to the dam. Agreement was reached that the association would engage removal services if the beavers were damaging the dam or property adjacent to the lake. We have three complaints to date. Last year we paid an outside firm \$1,650 to remove one beaver. Board agreed to hire the same company this year if needed.

Beach Monitors

JG reported he had several applications in hand and would schedule interview in Late April or early May

Erosion and Siltation Committee

Existing Projects/Easements for Check Dams

Work continues on arranging an easement with the Village of Germantown Hills

Lake treatment dates for website

Joe signed contract sent to him by Mark Melody and will forward treatment dates to the Board. Dates will be posted on the website once they are confirmed so those who water their lawns with lake water will know when to avoid using the water.

TREASURER’S REPORT: Cyndy Lovelace

Annual Dues report 2025 – Nine homeowners have outstanding dues. Board members will pay their dues starting this year. Past practice of waiving dues for board members will be discontinued. Vote was unanimous.

Balance Sheet Presented

Board Communications

Communications between Board and Committees: Discussion looked at need for timely communication between committees and boards and the understanding the board will review the committees’ recommendations and approve or disapprove recommended course of action. All agreed that committees are a big help to the board. We need to find more homeowners who would be willing to serve on committees and on the Board in the future.

Update on 2023 Taxes – State now agrees that WOLA filed the taxes for 2023

VICE PRESIDENT’S REPORT: Paul Gutgesell

Burn Area at Beach – Debris Disposal was approved last year. However, others noted the information wasn’t shared with the Board and homeowners’ complaints were not addressed until early this spring. PG worked to have the debris cleared and said the burn pile was located on regular soil, not leftover sand. Leaving debris at the free village collection point will be encouraged and if needed, a new burn area will be identified.

MEMBER AT LARGE: Jim Sinclair

Wola Dam Inspection Recommended firm will be contacts (the firm Rick Anderson worked with) with hopes of completing the work quickly as required by the state. All agreed this should move forward if it costs less than \$5,000. (Rick Anderson, recently retired, had been donating the service to WOLA, so this will be the first out-side inspection in quite a few years.

Erosion and Siltation Committee Updates: Committee is working diligently and will look at the possibility of using Memorandums of Understanding or other appropriate instruments if needed, instead of the easements the homeowners rejected. JS presented committee meeting minutes and reported on various site visits. He will see if depositing silt behind the dam would be possible when the company inspects the dam.

SECRETARY’S REPORT: Sue Davis

Website Proposals: Two proposals were presented to update the website to allow more member communications and the ability to pay online. Some board members questioned the value of the new site. The present WOLA website isn’t 100 percent responsive (able to be used on a phone or tablet) and is cumbersome to maintain. It also doesn’t comply with state/federal requirements for privacy policies.

Proposals were received from 309 Marketing and David Sinclair. Board discussed the benefits, costs (less than \$5,000 for the new site) and the nominal monthly costs for updates, keeping the site working, security. The new site would include an option to pay dues online using a plug-in for QuickBooks, a program that the association already pays for and uses. It would also include a password protected area for members only. Motion made to go with 309 Marketing. Motion by JS, second CL. Vote: JG, no, PG abstain, JS yes, SD yes, CL yes. Motion passed.

Communication with Members: We will need to mail materials before the annual meeting to get member feedback on existing rules and any input on new rules. Calendar should be set by the end of June to accomplish this.

May Meeting date will be moved to May 23. The meeting will be relocated if there is a conflict with the library’s calendar.

Date for working session on Bylaws – Due to the lack of time item moved to the May 23 Agenda.

Preparation for Annual Meeting - Due to the lack of time item moved to the May 23 Agenda.

Meeting was adjourned at 6:50 p.m.