



White Oak Lake Association Annual Meeting Minutes

Nov. 20, 2025, at Willow Hill United Methodist Church, Germantown Hills, IL

Social Time: 6:30 p.m.

Call to Order: 7 p.m. Meeting Adjourned at 8:45 p.m.

Quorum is present (>10%)

Households present that signed in: 34.

Quorum of 22 lot representatives needed for the annual meeting, and 34 were in attendance.

Joe Grigsby, John and Cindy Lovelace, Josh & Mary Zula, David Cole, Jay and Barb Cline, Buddy Pearson, Dave and Sue Drosner, Tom and Teresa Devlin, Jim Sinclair, Sue Davis, Laurel Houston, Jim Kauffman, Bill Beveridge, Rich and Terry Polanin, Jamie Theiler, Paul and Peg Gutgesell, Kyle Uftring, Dave Brinker, Dennis Dragoo, Chris Funk, Pat King, Mark Melody, Chris Bohan, Teresa Cushing, Jim and Jill Sherman, Chip Wilmot, Kris Severensen, Yvonne Barber, Jon McKee.

Welcome and Introductions, Joe Grigsby

Board members were recognized, and Attorney Brian Heller was introduced, New WOLA members in attendance were given the opportunity to introduce themselves if they wished.

Overview of the Meeting Process

Quorum of 22 lot representatives needed for the annual meeting, and 30 were in attendance.

Voting totals in this report include early voting and in-person voting.

Please keep discussions friendly.

Public Comments in the opening of the meeting.

Members pointed out areas of the rules document that could be tweaked. President Joe Grigsby, after conferring with the attorney, said these would be addressed before they were posted and put into effect on January 1, 2026.

These included: Making yard sales available three days per month instead of two. Including paddleboards in the watercraft section; removing vague reference to raised motor vehicles in the general rules and rewording item No. 8, clarifying that using motorized vehicles to clear snow off of the ice for skating, ice fishing and other reasons, and those used for other maintenance work on the ice and dam is allowed with Board approval, and clarifying and editing parking restrictions for restricted classes/types of vehicles.

Some members questioned the labeling of some restricted funds on the financial report as a general fund versus labeling it more specifically.

VOTING:

BYLAWS Revisions: Passed. Vote total -- 72 in favor, 1 against

RULES Revisions: Passed. Vote total – 68 in favor, 2 against

Dam Repairs: Passed. Vote total – 64 in favor, 4 against

TREASURER POSITION. Cindy Lovelace elected to a three-year term (2026 through 2029) with 17 votes; Sandra Beveridge received 2 votes.

PRESIDENT'S REPORT JOE GRIGSBY

Check dams 1 and 2 have been completed and now enter into the maintenance stage. Underbrush is cleared on the backside of the dam, and the beach storage shed is moved. The 2025 Dam inspection show items that we will address in 2026, covering all “deficiencies” in the 2025 inspection report. (Vote above recorded in the VOTING section of these minutes authorized the Board to spend up to \$24,000 in 2026 to cover the costs. An RFP will be put out for bids on the dam work in 2026. Vote by mail packets were popular among members and will continue. J. Grigsby introduced the new website, and Sue Davis took those in attendance through new features and changes. Cindy Lovelace updated the membership on dues. Only one property did not pay dues in 2025, and this property is in foreclosure. Investment report was presented along with the 2026 budget and 2025 financials through Nov. 20.

ACTIVITIES:

2025 activities included fourth of July boat parade and picnic, member-led fireworks, bass tournaments, food drives led by neighborhoods and other activities. Members are encouraged to call board members with additional ideas for WOLA activities.

How members can help

Make sure outdoor lights are working And turned on. Keep trash cans hidden from street view; keep boats, trailers etc. in a garage or off site; volunteer for committees and activities; be a community representative or block captain; do not rake leaves into the lake or into ravines that flow into the lake; do not plant invasive species such as water lilies in the lake.

GOALS FOR 2026

1. Fill open committees and positions.
2. Options for paying dues online.
3. Complete needed dam repairs identified as deficiencies in the 2025 dam review.
4. Map the lake's depth throughout.

5. Educate members on lake maintenance and how they can help.
- 6.** Plan for possible future check dams.

Also attached from the meeting:

2026 Proposed Budget

Meeting PowerPoint

Check Dam PowerPoint

White Oak Lake Budget			
	PROPOSED		ACTUAL
	BUDGET		2025
	2026		(as of 10/13/25)
*Current Bank Assets			\$ 125,430.00
Distribution account			
Income			
Association Fees	82,000.00		82,000.00
Late Fees Received	0.00		680.00
Total for Income	\$82,000.00		\$82,680.00
Gross Profit	\$82,000.00		\$82,680.00
Expenses			
Bank Service Charges	\$0.00		-\$5.50
Beach Expense			
Beach Maintenance	0.00		1,416.71
Electric	1,300.00		1080.39
Improvements	0.00		225
Licensing fees	0.00		0.00
Restroom	665.00		661.25
Total for Beach	\$1,965.00		\$3,383.35
Business License & Fees	0.00		10.00
Dam Maintenance			
Inspections	0.00		2115.00
Miscellaneous	0.00		0.00
Mowing	3,900.00		2,345.00
Repairs - Dam and Drain	24,000.00		4155.40
Total for Dam Maintenance	\$27,900.00		\$8,615.40
Federal/State Income Taxes Paid	1300.00		1137.05
Insurance			
Directors & Officers Insurance	1,100.00		1,083.00
General Liability Insurance	3,920.00		3,920.00
Worker's Compensation	1,530.00		1,527.00
Total for Insurance	\$6,550.00		\$6,530.00
Lake and Fish			
Check Dam Repairs & Maintenance	5,000.00		39,659.73
Fishing Tournaments	-		0.00
Fish stocking	1,000.00		1,000.00
Labels-Boat	-		0.00
Lake Dredging	-		0.00
Lake Treatment and Testing	18,600.00		18,600.00
Miscellaneous	-		0.00
Structures	-		0.00
Total for Lake and Fish	\$24,600.00		\$59,259.73
Member Events			
Advertising Expense	0.00		166.67
Rental-Annual Meeting	400.00		0.00

Food and Beverage	0.00		286.08
Supplies-Member Events	0.00		215.15
Total for Member Events	\$400.00		\$667.90
Miscellaneous			
Office/General Administrative Expenses			
Accounting Fees	400.00		395.00
Business Software	1,500.00		1,327.52
Legal Fees	-		0.00
Office Supplies	900.00		350.01
PO Box Rental	100.00		100.00
Website Expense/Maintenance	0.00		2,250.00
Postage-General	600.00		218.25
Total for Office/Gen Admin Expenses	\$3,500.00		\$4,640.78
Payroll Expenses			
Payroll	8,000.00		7,830.50
Payroll Service Fees	-		0.00
Payroll Taxes	1,000.00		896.4
Total for Payroll Expenses	\$9,000.00		\$8,726.90
Total for Expenses	\$75,215.00		\$92,965.61
Net Operating Income	\$6,785.00		-\$10,285.61
Other Income			
Interest Income	-		3,315.89
Total for Other Income	\$0.00		\$3,315.89
Other Expenses	0		0.00
Net Other Income	\$0.00		\$3,315.89
Net Income	\$6,785.00		-\$6,969.72
* balance doesn't include final			
payment for completion of			
Check Dam #1 (approx \$27,500)			

Balance Sheet

White Oak Lake Association

As of November 20, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
CEFCU CD (MATURES 022026)	25,211.69
CEFCU Money Market	58,708.46
CEFCU Operating	15,338.93
Commerce Bank Operating	0.00
Total for Bank Accounts	\$99,259.08
Accounts Receivable	
Accounts Receivable	480.00
Total for Accounts Receivable	\$480.00
Other Current Assets	
QuickBooks Tax Holding Account	0.00
Uncategorized Asset	0.00
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$99,739.08
Total for Assets	\$99,739.08
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,449.00
Total for Accounts Payable	\$3,449.00
Other Current Liabilities	
Customer Deposits/Retainers	0.00
Direct Deposit Payable	0.00
Payroll Liabilities	0.00
Payroll Tax Payable	62.00
Total for Other Current Liabilities	\$62.00
Total for Current Liabilities	\$3,511.00
Total for Liabilities	\$3,511.00
Equity	
Board Restricted Funds	
Project Reserve Fund	60,286.51
Total for Board Restricted Funds	\$60,286.51
Opening Bal Equity	0.00
Transfers To/From Project Reserve Fund	-60,286.51
Retained Earnings	133,203.90
Net Income	-36,975.82
Total for Equity	\$96,228.08
Total for Liabilities and Equity	\$99,739.08

Profit and Loss

White Oak Lake Association

January 1-November 20, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Association Fees	82,000.00
Late Fees Received	680.00
Total for Income	\$82,680.00
Gross Profit	\$82,680.00
Expenses	
Bank Service Charges	-5.50
Beach	
Beach Maintenance	1,416.71
Electric	1,191.58
Improvements	225.00
Restroom	661.25
Total for Beach	\$3,494.54
Business License & Fees	10.00
Dam Maintenance	
Inspections	2,115.00
Mowing	2,345.00
Repairs - Lake Dam and Drain	4,155.40
Total for Dam Maintenance	\$8,615.40
Federal/State Income Taxes Paid	1,137.05
Insurance	
Directors & Officers Insurance	1,083.00
General Liability Insurance	3,920.00
Worker's Compensation	1,527.00
Total for Insurance	\$6,530.00
Lake and Fish	
Check Dam Repairs & Maintenance	63,837.78
Fish stocking	1,000.00
Lake Treatment and Testing	18,600.00
Total for Lake and Fish	\$83,437.78
Mailings To Members	
Postage and Delivery	218.25
Total for Mailings To Members	\$218.25
Member Events	
Advertising Expense	166.67
Food and Beverage	286.08
Supplies-Member Events	515.15
Total for Member Events	\$967.90

Profit and Loss

White Oak Lake Association

January 1-November 20, 2025

DISTRIBUTION ACCOUNT	TOTAL
Office/General Administrative Expenses	
Accounting Fees	395.00
Business Software	2,377.12
Office Supplies	1,341.71
PO Box Rental	100.00
Postage-General	12.00
Website Expense/Maintenance	5,699.00
Total for Office/General Administrative Expenses	\$9,924.83
Payroll Expenses	
Payroll	8,030.50
Payroll Taxes	914.60
Total for Payroll Expenses	\$8,945.10
Total for Expenses	\$123,275.35
Net Operating Income	-\$40,595.35
Other Income	
Interest Income	3,619.53
Total for Other Income	\$3,619.53
Net Other Income	\$3,619.53
Net Income	-\$36,975.82

White Oak Lake Association

Annual Meeting 2025

Report to Members
November 20, 2025



Welcome Members and
Guests

New Member Recognition

Overview Meeting Process

Comments, Questions from
Members



2025 VOTING

--Bylaws

--Rules

--Dam Repairs

--Treasurer





2025
Accomplishments
led by
Joe Grigsby
Paul Gutgesell
Jim Sinclair

01

Check Dams 1 & 2
Completed

02

Main Dam Inspected

03

Underbrush Cleared
& Shed Moved

04

Dam Repair Proposal
Ready for Member
Vote



2025 Accomplishments led by Sue Davis

05 Bylaws Updated for Vote

06 Rules Updated for Vote

07 Vote by Mail Packets

08 [New Website](#) Launched



2025 Accomplishments led by Cindy Lovelace

09

Changes in Managing Funds increased return by nearly 1,000 percent

10

204 of 205 Member Dues received in 2025

11

Exception is a property in foreclosure; Treasurer Cindy Lovelace attended Court Proceedings and is monitoring for WOLA

MONEY MANAGEMENT

Saving Account

May 2006 to December 2022 – 16 years, WOLA earned \$3,509.83 in interest and paid \$53.08 in income taxes on the earnings.

Money Market Account

January 2023 to November 2025 2 + years, WOLA earned \$8,096.07 in interest and paid \$1,603 in income taxes on the earnings.



2025 Accomplishments Continued

12

Monthly Meetings vs
Quarterly Meetings

13

Meeting locations now
accommodate those with
disabilities

14

Membership Directory
Updated



2025 Activities

**

Fourth of July Boat Parade
& Cookout

**

Bass Tournaments

**

Food Drives

**

Your Ideas for 2026?

How Members Can Help

Make sure your outdoor light is working
Keep trash cans hidden from street view
Keep boats, boat trailers, etc. in a garage, other structure,
or off site

Volunteer for committees and activities

Serve as a community ambassador or block captain

Do not rake leaves into the lake

Do not plant invasive species such as water lilies in the
lake

GOALS 2026

FILL OPEN COMMITTEE POSITIONS

OPTIONS FOR PAYING DUES ONLINE

COMPLETE NEEDED DAM REPAIRS

MAP LAKE'S DEPTH

EDUCATE MEMBERS ON LAKE MAINTENANCE

PLAN FOR POSSIBLE FUTURE CHECK DAMS

Voting Results

Bylaws

Rules

Dam Repairs

Treasurer Position

Thanks for
Coming!
See you next
year.





CHECK DAMS 1 & 2



































BRUSH CLEARING -- BACKSIDE OF THE DAM











