



White Oak Lake Association Board Minutes
Meeting of September 17, 2025, Willow Hill UMC

Attending: Joe Grigsby, Cindy Lovelace, Sue Davis, Paul Gutgesell

Absent: Jim Sinclair

Meeting began at 5 p.m. and adjourned at 7:45 p.m.

Approval of Minutes from August 20 Board Meeting: Motion made by C. Lovelace
Seconded by P Gutgesell. All members present approved.

Public Comments from Members and Guests-None

Board Discussion let by Joe Grigsby

Status Update on Check Dam 2 – Work on Check Dam 2 is nearly complete. Some additional work remains that will restore property to the satisfaction of the owner.

Reminder: This is serving as a pilot project, so we know both how long and how expensive the work will be before we begin the work on Check Dam 1. The Board will do a recap after Check Dam 1 is finished.

Work on Check Dams 1 and 2 should be finished by the Annual Meeting if the dry weather holds.

1. Main Dam –

Overview: Brush clearance has been completed on the back side of the dam, which was work the dam inspection report noted as needing attention. Brush on the west side of the parking lot was also cleared. Scheduling happened quickly, and all board members and WOLA members were not notified in advance, but things went well, and the work went smoothly. Board discussed plan to address the other deficiencies found in the dam inspection report in 2026 as voted on at the August meeting and placed on the agenda for the annual meeting. Board members hope to have three bids (or no bid responses) in hand before contracts are awarded but realize this could be difficult since the work is somewhat specialized.

2. Dam and Mowing needs

Total Package Landscaping is a good stop gap this fall, and Paul Gutgesell will work with them to arrange what is needed for mowing, and upkeep of Member's

Beach and the boat dock area. Board will revisit maintenance plan for 2026 before the end of the year.

Treasurer's Report: Cyndy Lovelace

1. Financials: Financials were presented. Dues are still outstanding for two properties. One, 704 Bayside Circle, is in foreclosure. C. Lovelace said she went to the foreclosure hearing on Sept. 8, 2025, and it appears unlikely that WOLA will receive the outstanding dues as the foreclosure process continues. WOLA's practice has been to wait until a Member's dues are a year past due before filing a lien on properties. This may need to be revisited.

Other Items

1. Bylaws: Much of the meeting was spent on reviewing suggested change in the bylaws and rules. Bylaw changes are needed to bring WOLA's existing bylaws into compliance with state laws. By the end of the meeting both documents had been thoroughly reviewed and will now be sent to WOLA's attorney Brian Heller for review.
2. Next Year's Major Projects – WOLA Lake Dam – addressing deficiencies identified in the dam report if work is approved at the annual meeting.
3. Annual Meeting – Items to be finalized at next meeting. Annual Meeting Agenda, 2026 Budget, Website will be ready before the annual meeting. At this meeting, time ran out before we could see where the project stands. Will roll this over to the October meeting agenda.
4. Dues: A short discussion on dues was held to help plan the annual meeting. Board members agreed the Board would NOT ask to increase dues in 2026.