

WOLA Annual Meeting Minutes
November 28, 2012
Germantown Hills Fire Department

Attendees: WOLA board members, Tom Normoyle, Mitzi Pollitt, Brian O'Neill and Fred Bally.

WOLA homeowners:

Alicia Curtis
Kyle Uftring
Gary Torchia
Dennis Dragoo
Bob Janeczko
Karen Hill
Pat Maloney
Jamie Thielier
Fred Lueders
Fred Eller
Paul Herzog
Ann Woods
Fred Bally
Arlen Bailey
Steve Trower
Sally McKee
Steve Vanne
Eric Schroeder
Al Gliva
Steve Arianoutsos
Paul Gutgesell
Robert Muir
Don Niemi
Dave Cole
Bill Rodier
Bob Wegner
Robert Sutton
Kris Severinsen
Scott Stone
Ron Pollitt
Brian O'Neil
Tom Normoyle
(33 Households Represented)

The meeting was called to order at 7:04 p.m. by President Tom Normoyle.

Tom reported that there are three openings on the board to replace himself, Brian O'Neil and Tom Drucker. Tom Drucker resigned October 1, 2012.

Member at large report:

Brian O'Neill reported that his tenure as a board member has ended, but that he will continue to be engaged in the Community Committee.

The Community Committee facilitated the 4th of July party in 2012 and it was noted that the addition of the potluck at the beach was a big success and appreciated by members. This committee will also plan a Labor Day party in 2013.

We are still short on block captains who are responsible for welcoming new members and providing copies of WOLA rules. Brian was not sure who was still active so we will want to review that. He stated that the Member at Large can monitor the Sunday listings to see who has sold/purchased homes in the association.

There are several suggestions for small groups with activities for members to participate. Sign up sheets were provided at the annual meeting as well as e-mailed to members.

E-mail addresses were once again requested from members for timely communications.

Secretary's report

Mitzi Pollitt reported that the Spring Newsletter was distributed in April by e-mail and hard copy mailed to those members without e-mail addresses. This also included the WOLA directory. Annual meeting notice was mailed this year to ensure all members received a copy.

Reported that final 2012 newsletter would be published in January to include notes from the annual meeting.

Treasurer's report

Tom Drucker resigned as of October 1, 2012 and board member Fred Bally took his place at that time.

Fred reported there was a great deal of discrepancy from Quick Books to the actual Bank statements and he spent time cleaning this up. He reported there are 20 properties that are past due on annual dues. There was a great deal of discussion about filing liens on these properties. Caution was suggested with a final notice going out first followed by lien. There were not motions made to finalize this discussion. A suggestion was made to send out the dues notices at the same time every year so members know when to expect them.

Fred pointed out that there was a line item clearly showing the amount of money in each of our funds.

Fred reviewed the profit and loss statement and balance sheet, a copy of which is available for review upon request.

BEACH –

Gary Torchia reported that the hard line phone has been removed from the beach area as it is not required any more. This will save the association approximately \$400.00 annually.

The replacement of the roof on the shelter has been completed by Chuck Parks.

Gary reported that benches are needed on the dam for people to sit on while they fish. It was noted that this was brought up at the last meeting without action or resolution.

Gary requested that no parking signs and stripes be installed at the beach access. This would keep the boat launch area clear.

White Oak Lake is listed as a public beach with the State of Illinois Department of Health. Gary suggested that we take steps to get this changed.

Member Fred Leuders stated that the Alumi Dock swimming platform has a lifetime guarantee on the platform. Alumi Dock stated that coating deters geese from landing on it. He suggested that we contact the contractor to find out if it needs to be re-coated or what we need to do because the last couple of years geese have actively been using it.

Walt Davis has agreed to be a beach monitor in lieu of Matt Baldwin .

ARCHITECTURAL COMMITTEE

The committee was chaired by Gary Torchia until September 2012 at which time it was then transitioned to Paul Herzog.

There were 5 projects submitted and approved in 2012. It was agreed that there will be a 3 person committee that will review all architectural requests. The committee will then submit to the board for approval.

Block captains and residents can contact the board with violations of the covenant and the board will follow up with the violators.

Fish & Lake Committee report

Jamie Theiler reported on the health of the lake and the successful fishing season.

The first annual member/guest tournament was successful with 11 teams participating.

Also had a success at the first "all summer" catfish tournament.

The committee continues to follow the recommendations of Hermann Brothers five-year plan that began in 2010.

This spring a new breed of Arkansas Bass will be added to the lake. They are more prolific and more fun to catch.

Pro Lake management came every other week and inspected instead of on a call in basis. If the lake required treatment in any areas they did it on the bi-weekly basis. This method was very proactive rather than reactive and resulted in a much better year in controlling algae. The lake was also treated for lily pads and members were reminded to not put them in the lake – they are very invasive.

Don Niemi reminded members that green lawns = green water. Be sure to keep treatments at least 30 feet from the edge and multiple treatments per year are not necessary.

Varmint update: Members were urged to please continue to report sightings of muskrats to prevent damage to property.

Several goose nests were treated in the spring, but about 15 goslings were hatched. A permit to treat the eggs will be renewed in 2013 with the Illinois Department of Natural Resources.

DAM

President Tom Normoyle reported on behalf of Rick Anderson. Rick reported that the dam has been inspected and is in good standing.

He reported that we need to plant some seed where the brush was removed to address siltation problem.

SILTATION – OLD BUSINESS

Scott Stone updated the members on the status of addressing siltation issues in the lake. It was presented last year as a three part plan.

The installation of the check dams and dredging of Cole's pond was approved last year by the membership at a cost of \$30,500.00. All of this was completed this spring.

In 2013, 54,600.00 is needed to remove about 880 cubic yards of material using both the mini dredge and the floating barge methods. The floating barge is more efficient in the wider parts of Holland Road finger and allows the capture and removal of the silt rather than dumping it behind the check dams.

Fred Bally reported we could have as much as 65,800.00 available for siltation in 2013. A motion that siltation committee could use the \$65,800.00 was made and seconded. 23 members voted for and 7 against. The motion was carried.

Election of new board members

Four members were nominated as board members. Two off lake members, Fred Leuders and Steve Trower self-nominated and were voted in by a majority filling the two open off-lake openings on the board.

Two on-lake members were nominated. Alicia Curtis and Jamie Theiler. The members voted in favor of Alicia Curtis with a majority vote.

A motion was made to earmark \$10,000 in the 2014 budget for beach improvements. The motion was seconded and voted by the members 23 for – 7 against. The motion was carried.

The meeting adjourned at 10:37 p.m.