

# White Oak Lake Association Annual Meeting

November 7, 2018 at The Monte Cristo Room, 6:30 p.m.

Present: Jon McKee (President), Jamie Theiler (Vice President), Lilli Davis (Treasurer), Michelle Dose (Secretary), Stacy Orwig (Off-Lake Board Member), Mr. and Mrs. Don Niemi, Ronnie Pollitt, Leon Maxheimer, Autumn Maxheimer, Paul Gutgesell, Kris Severinsen, Robert Sutton, Fred Eller, Robert Schaab, Dave and Kathy Cole, T.J. Crowell, R.A. McHugh, Dave Brinker, Jennifer Sloan, John and Holly Dixon, Dave and Sue Diggle, Kyle Uftring, Veronica Axelson, Ron and Ann Woods, Joanne Hicks.

Jon McKee called the meeting to order at 6:30 p.m. and presented an agenda overview. Members were asked to sign in.

**Old Business:** The minutes from the 2017 WOLA Annual Meeting were reviewed. Dave Cole made a motion to accept the minutes, which was seconded by Ronnie Pollitt. The motion passed with a unanimous vote.

WOLA Secretary Lilli Davis reviewed the P&L and Balance Sheet. Handouts were provided to members in attendance. There were no questions on either document. Paul Gutgesell made a motion to approve the P&L and Balance Sheet Reports. The motion was seconded by Dave Diggle and it passed with a unanimous vote. Lilli announced that dues statements are mailed in early February and are due by March 15.

**Architecture Committee:** Paul Herzog is chairman of the Architecture Committee. Please call or email him with any architecture-related requests for approval or questions. (Contact info available on member website.)

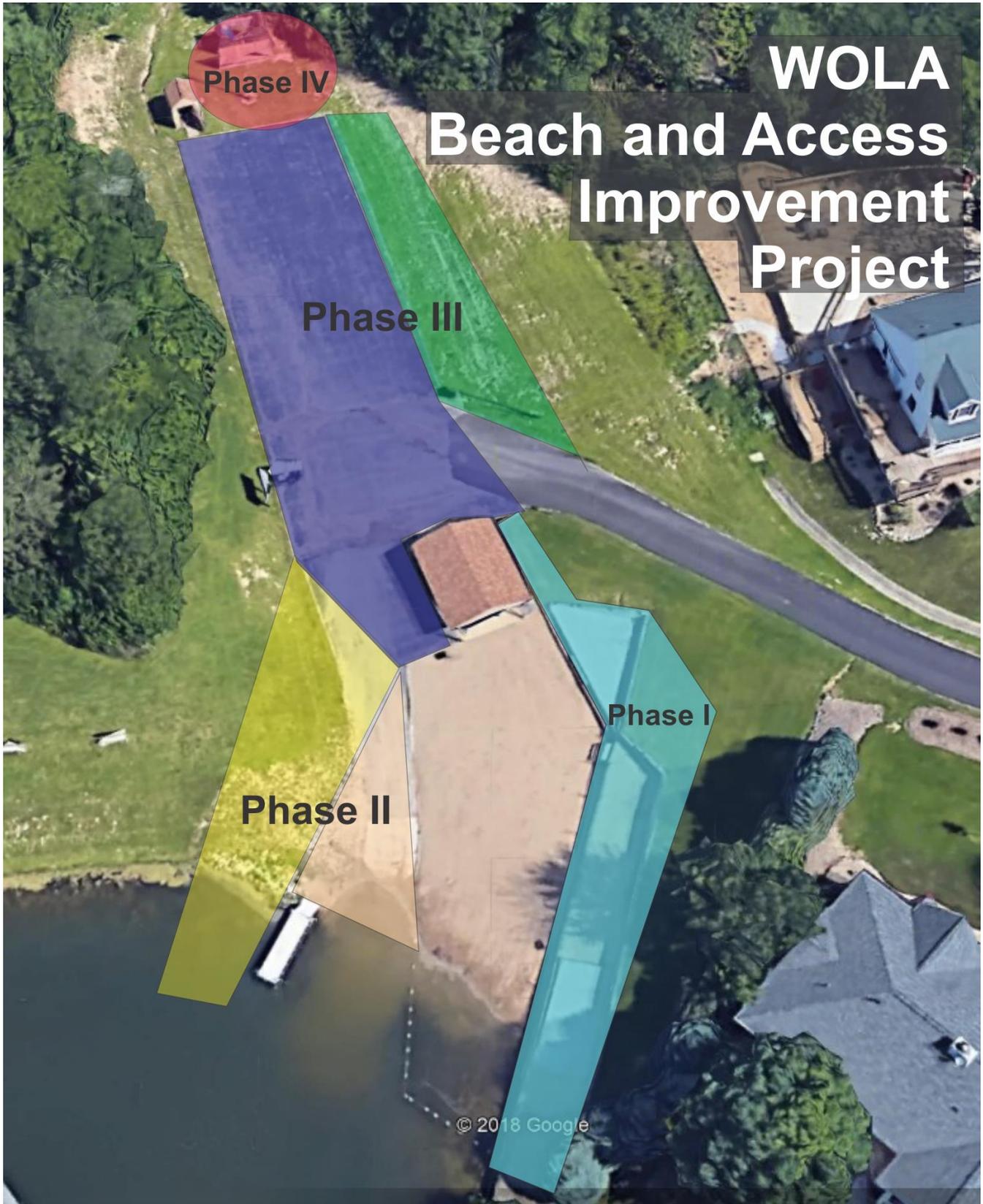
**Fish and Lake Committee:** Lake treatment expenses were down this year, and lake conditions were good throughout the 2018 season. Marine Biochemists treated the lake, and the Board plans on continuing treatments with them for the 2019 season. Member Dave Cole requested that the company check the siltation area near his home. Jamie will speak with Marine Biochemists about inspecting/treating this area.

WOLA fishing tournaments were well-attended. 265 pounds of shiners were just put in lake. Watercraft stickers will be renewed/delivered in February or March of 2019. Submerged structures, intended to help the fish populations flourish, remain submerged in the deeper areas of the lake. Floating or moved structures can be reported to Mark Melody. A map of these structures is available from the Lake and Fish Committee. Anyone with questions for the Lake and Fish Committee should email Mark Melody at [catchintoads@yahoo.com](mailto:catchintoads@yahoo.com).

**Beach Improvements:** The Beach Rules sign has been replaced. The beach retaining wall project was completed in late spring for members to enjoy for the 2018 season.

Jon proposed a Phase II of the beach improvement project, which would involve replacing the boat launch at the shared beach area while moving it slightly toward the dam to widen the beach swimming area. Jon reports it has been difficult for members to get their boats in and out of the lake on the ramp. Member Paul Gutgesell asked whether the Board would check with an engineer before beginning this suggested project, and the Board agreed this would be done. The project would include sculpting a sloping section of grass/dirt retaining wall on the dam from the water back to the entry ramp drive and along the dam towards the benches to make room for the expansion, and also a border of blocks between the new boat ramp and the beach. See graphic below.

# WOLA Beach and Access Improvement Project



- KEY:**
- Phase I = Two retaining walls, sidewalk and patio area (aqua) completed!
  - Phase II = New ramp entrance and ramp (yellow) and expand beach area by 25% (sand)
  - Phase III = Expand parking area (green) and resurface current blacktop (blue)
  - Phase IV = Construct new bathhouse (red)

Jamie received a rough estimate of \$42,000-45,000 for this work. Member Paul Gutgesell asked if the Board expects to have any other project propositions coming up. Jon presented options for a Phase III and a Phase IV, which involved widening the parking lot and putting in a modern restroom and shower respectively. A member asked if dues would be increased to cover the cost of Phase II (boat ramp). Jon reported there are no plans to raise dues for 2019. Jamie Theiler will obtain bids for the boat ramp project. Paul Gutgesell made a motion to go forward with the boat ramp replacement project, with an approval of \$45,000 in funds. Ron Woods seconded the motion, and it passed with a unanimous vote.

**Beach Monitors Report:** Stacy Orwig reported on the 2018 beach monitors and beach condition. The monitors did a great job and the beach was kept in good condition throughout the season. Stacy will manage the beach monitors again in 2019.

**Communications:** Jon McKee reviewed the website and its features with members in attendance. The Board requests members periodically check the website for updates and important information, paying special attention to the “Timely Announcements” section. The association still maintains a Facebook page and a list of email addresses. Members are asked to please inform the board of email address changes to help keep our directory current. The board also maintains an email address, [wolacommunications@gmail.com](mailto:wolacommunications@gmail.com), to facilitate communication.

The Village of Germantown Hills has a new grinder pump policy. This has been posted on the association website. The Board will consider purchasing various signs to alert members of events or important news posted on the website.

**New Business:** Stacy reported on an estimate of \$10,000-25,000 that she obtained for a 10-minute firework show. No further estimates will be obtained.

**Board Elections:** Board Members Jon McKee and Michelle Dose are rotating off the Board having served their elected 3-year terms. Treasurer Lilli Davis generously agreed to maintain her Treasurer responsibilities. Jon McKee nominated Jamie Theiler as President of the Association. Ron Woods moved to approve the nomination, Paul Gutgesell seconded the motion, and membership voted in favor of electing Jamie Theiler as the next President of WOLA.

Lilli Davis nominated Joe Grigsby to join the board as an Off-Lake Member. Michelle Dose made a motion to accept the nomination, and Stacy Orwig seconded the motion. All votes were in favor of Joe Grigsby being appointed to the board as an Off-Lake Member.

Dave Diggle was nominated to serve as an On-Lake Member. Stacy Orwig made a motion to accept Dave Diggle’s nomination, and Michelle Dose Seconded the motion. Jon McKee nominated Ronnie Pollitt for the position of On-Lake Member. Ron Woods made a motion to accept Ronnie Pollitt’s nomination, which was seconded by Leon Maxheimer. Mr. Diggle and Mr. Pollitt stepped out of the room while members voted. Mr. Pollitt won the election by a majority vote.

There being no further business to discuss, the meeting was adjourned at 8:20 p.m.

Minutes prepared by Michelle Dose.