

Minutes from WHPOA Meeting on September 14th 2024

Board Members Present - Matt Wedig

Officers Present Jason Jackson (President), Joey Cooper (Vice President),
Darren Niedermeyer (Treasurer) Terri Hightower (Alt. Treasurer)
Jeff Armour (Secretary)

A total of 27 members were in attendance

Jeff Armour handed out copies of the June 8th2024 meeting and asked them to take a minute to read them for themselves and advised that was their copy to keep. Joey Cooper made a motion to approve Minutes. Nimmi Desai stated that a correction needed to be made. She is not a Board Member; she is a contracted Book Keeper. Motion to correct was made by Joey Cooper, Jason Jackson seconded the motion. Members were all in agreement to approve minutes.

Treasurers Report

There is currently \$31,063.70 in the bank account as of 9/13/24; we are up \$8391.73 from a year ago. We have 2 CD's totaling \$70,285.69.

Discussion

Jason advised that the Mayor is working on the street light near the low water bridge and he was told it was a slow process. Jeff Armour had a conversation with the Mayor on August 26, 2024 and he was told the same thing. Nimmi Desai asked if we could send a FOIA Request; that way we could get an answer in 3 days.

Membership Cards have been printed. Boat stickers have been printed and will be required for both sides of your boat for 2025.

Procedure for City Permits: Send request to POA, a meeting will be held to approve it based off of WHPOA Bill of Assurance. If anyone would like a copy you may request it from Jeff Armour. He will notify you when your permit application is approved by the

WHPOA. After that it goes to the City for the Permit application to be reviewed. It was explained that the POA has to approve the permit application first before it goes to the City. Once this is done it can go to the City for approval of the permit application.

Questions were asked by a member, why does the POA need to approve the permit if the City issued the permit. Jason and Joey explained that the way the approval is received is from the Bill of Assurance. Joey also advised that Woodland Hills was divided into 6 or 7 areas and that there is a different Bill of Assurance for each location. We would need your address to verify which area you are in. We do not want people to erect tents, bring in a camper or put in a Modular Building. The Mayor had approved permits for people to erect tents and put in portable buildings, without notifying the POA. They have no electricity, septic or running water and have been seen with 5 gallon buckets getting water out of the lake. We do not want that in our POA, as it would devalue our property.

POA By-Laws and POA Rules and Regulations (last Updated 2017)

Joey advised, "This is an old system" and that we have changed and grown. We need a board member to chair committee and to go through the By-Laws and update them. Jeff asked for volunteers. He also requested financial information be written into the By-Laws. People are not paying their dues. Jason told members that the levee will continue to take money as it must be maintained. Also, we have been told by the building inspector that the levee is past its life expectancy. We have put \$150,000 into the levee in the past 5 years. If everyone pays their dues; we do not foresee a problem. But if people don't pay their dues then we will not have money for repairs. We have 1018 members and out of that only 194 members are paying their dues. We all know that without the lake our property values will decrease significantly. Everyone must pay their share.

A few of us have been going to the city council meetings. Please make an effort to attend. We are paying the City to enforce the ordinances. We should not have to pay for an Attorney to enforce ordinances since that would mean we are paying twice. The Mayor is aware that there are several people living in tents and portable buildings. They are living right past Jason's house. His home has been broken into twice. Another member caught someone in her home but ran out the back door. Jason spoke to the people at the Food Bank. He was told that the number of people receiving food has doubled. These are the same people living in our woods. If we don't do something about it, we probably won't be able to sell our houses. If we can't get the Mayor to take action the WHPOA will have to hire an attorney at the cost of \$1,000 a pop to get these

people out. People have to pay their dues. We need members to come together as a group and attend the Council meetings. Several examples were made of how the Mayor and the council do not respond. Numerous members stated that they would start attending.

No Jet Skis on the lake

Buoys around personal docks – Noodles are to be no longer than the end of the dock

The WHPOA cannot ban Airbnb. Call the police if someone violates rules. We need the proper documentation. Airbnb owners must know if someone is in violation. Fellow residents need to contact owners of Airbnb to let them know when violations occur. We now have rules in place.

It was recommended that the lake be lowered in the winter. A member vote needs to be taken to see if we want to lower the lake this year since it was not lowered last year. It will be a month long process to drain properly. We can only open the valve 5.5 inches wide. We run the risk of getting something lodged if it is opened any wider. 8 years ago it cost \$15,000 to repair and Joey has the crank. A motion was made and a second motion was made to lower the lake this year on October 15, 2024.

Wild life and Fisheries has a grant program to take care of invasive species. We need to contact them again.

The spillway in front of the dam needs to be cleaned out.

The cap of the water line needs to be moved closer to the road.

The following were questions asked by members:

The question was how do we want to maintain the grass level on the levee? The Dam inspector recommends grass needs to be at least 12 inches high. It has previously been mowed twice a year. It was noted some members might want it to look like a lawn.

How far out can you build a dock into the lake? Currently we do not have any rules.

Who maintains the rules while on the water in our lakes? Arkansas Game and Fish

Will there be a Public day of fishing? No

Does the POA own the property on Spillway? 10 Acres

Swap the key system on the lake? Jason will have someone get a price.

Where are we on new webpage? Darren is researching a Web portal. It was agreed we need a new webpage. We need a committee chairman and a committee to report back by next meeting.

How do members get their questions answered? Email WHPOA Secretary Jeff Armour. Email address is on the top of the agenda (whpoa.hardy@gmail.com)

Jason asked: Do we need a motion to purchase fish? Joey replied that we used to stock the lake every 3 years. Pass a collection to raise money for fish? There isn't anything in the regulations.

Can anything be done outside of light fixtures on the low water bridge?

Matt Wedig suggested reflectors and is going to see what is required to make this happen.

Rainbow Lake probably needs a pond pad. We need everyone to pay their dues before we can discuss being able to spend the money necessary.

It was agreed we need to have the website so we can show how and where our money is going to be spent.

Next meeting date will be emailed out. There may be a change in meeting location.

Motion was made to adjourn and the motion was seconded.

. -