

Second Quarter 2019 WPOA Committee Reports

Design Sub-Committee-Ron Schmidt

The Design Sub-Committee has had several inspections and has little resistance to the approval process.

Water Co. Administration-Nick Gorshen

1. Routine Bacteria Monitoring done by FGL on all 4 appointed water locations. Date sampled 6/12/19 were Absent.
2. We received 1 request for water/sewer clearance from Robin Rawlings on lot 49. I Installed one new, one-inch water meter.
3. The new water tank was tested in February 2019 by Pace Engineering. It was recommended by Pace Engineering that the tank should be tested every 5 years.

This concludes my report.

Kind Regards,

Nick Gorshen

Water Company Chair-Water Master

Lake Oversight-Dean Davis

The required work continues that the State, Department of Safety of Dams, DSOD, had requested in our last dam inspection. This includes removal of vegetation from the dam face and the groins. The work in the spill way will be postponed as we have 3 years to complete the 100' of clearing down stream of the spillway. As reported on 4/16/19, as part of the last Lake Report, DSOD requested the main drain valve be repaired. It's been approximately 3-5 years since this valve was exercised.

The final inundation study regarding the saddle dam has been forwarded to the State DSOD and is pending written approval.

The organic enzyme and dye packets that were used last year will again be applied this season. This will help clean the sludge and dead plant material, which in turn will help inhibit aquatic growth. This year the lake expenditures have been very high, approximately \$22,000 so far. Pending repair or possible replacement to the main drain valve could be very costly. A diver will have to be hired to

assess the extent of this repair. A diver will cost \$1500, plus an hourly rate. This does not include the cost of the valve repair or replacement. Lowering the lake's water level to remedy the valve issue is a high probability. With the aforementioned, it was decided by the POA Board to not spend the \$8000 plus to purchase the required amount of Sonar-Q to treat the aquatic growth this season.

Respectfully,
Dean Davis
Lake Committee Chair

Legal Oversight-Denny Diestler

We have had little need for legal consultation with the exception of the Bob Foote issue. Todd Endres is our attorney and is well versed in POA representation. We have one pending issue from a homeowner who promised to make corrections by August 1st. Hopefully this will be corrected by the homeowner before legal action becomes necessary. We do have a few serious past due water bills that we may need legal help with.

Web site-Martha Wilkerson-Chair, Graham Posner

The Woodridge Homeowners Association Web Site is going very well. Graham Posner is very helpful and he is always ready to step in with ideas and helpful hints. In the not too distant future, we are going to be taking pictures of the Woodridge area to then be posted on the Web Site. These pictures will include the Woodridge sign, the lake area, medical center, library and a few of the businesses on Highway 44.

Sincerely,

Martha Wilkerson
Chairperson of Woodridge Web Site

Accounting-Bookkeeping-Billing-Asset interest management

We are delighted to report that Marianne Ferro is our new bookkeeper and she is doing a fantastic job. It's wonderful to have a competent bookkeeper that lives in Woodridge. We purchased a laptop and backup thumb drive so all of our information stays housed in our own equipment.