

WHOA Board of Directors

Meeting Minutes for November 11th, 2025

Present: Donna, Adam, Fabio, Mike, Phil, Cecilia, Amanda

Absent: Taylor, Alissa

Minutes: Fabio

Guests: Dave Brown (Stormwater Management Engineering), David White

Community Members Attending: None

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:00pm

2. Approve Minutes:

- a. Mike motioned to approve the October minutes, Amanda seconded. Phil abstains, all others in favor. Motion passes.

3. Old Business:

- a. Candidate search committee for grounds has been appointed between meetings: James Fleming, John Cambier, Mark Germana, Mike Lemanski

4. New Business:

- a. Questions for Dave Brown dam inspector:
 - i. Why is the dam labeled as “high risk”
 1. They are labeled as “high hazard” based on: “if that dam fails, what is going to be affected downstream. 1. Is it going to injure or kill someone, probable loss of life? 2. Damage to habitable structures, 3. Public infrastructure, utilities, roads, rail, etc.” Dam Safety has labeled [the Woodlake dam and the Blue Heron dam](#) as high hazard. The dam for woodlake impounds a lot of water, height ~18-20 ft, well over 100 acre feet of water, based on visual inspection. Downstream is Woodcroft parkway, homes, other roadway. Possibility for loss of life.

- ii. Based on the flood plain, why is there consideration for loss of life?
 - 1. Primarily, in consideration of vehicles on the road. Some possibility for home being damaged as well.
- iii. What is the meaning of the “preliminary” designation of risk?
 - 1. Unsure if anyone from dam safety has inspected in-person, may have just been assessed within GIS. Once they assess the emergency action plan and breach routing zone, they may change that designation. I don’t think they will.
- iv. What can/should be done to relieve the N/S breach zones? Are two risers enough?
 - 1. Most dams have channels that route water, we don’t have that, just have low areas on either side. We want water to be routed away from the dam, not back towards it. Further in-depth assessment will be needed.
- v. Who owns Woodcroft Parkway, what % of drainage pipes lie on city property?
 - 1. It’s a City of Durham road, the right of way there is 60 ft wide, the spillway system is 190ft long, so likely ~30%. The exit of the pipe is on property of a third owner, not Woodlake. The pipe is owned and operated for the benefit of Woodlake, so responsibility would likely be found to be on Woodlake.
- vi. Is a functioning bottom drain always required on risers.
 - 1. Depends. Many existing ponds built without bottom drains, they were not always required. On high hazard dams they should be required. Dam Safety will likely be raising an issue about it and require that it be re-established.
- vii. Don’t short shrubs help stabilize the soil? Couldn’t they be used to help where the erosion is occurring?
 - 1. Sometimes they help, often they create erosion. The best vegetation for a dam is turf grass. They also hide what’s going on. Sometimes they attract burrowing animals, such as muskrats. They can, when they die, rot in the ground and “swiss cheese” the dam. Trees can pull over. In general the best repair is to re-grade and add rip rap mattress & rip rap, but quite expensive, estimating at

least \$250k. A smaller touch-up of rip rap could be done more economically.

- viii. Would a concrete apron be a possible remediation?
 - 1. It might be, but likely triple the cost. And the dam safety rules only permit us to do maintenance & operations, if performing and upgrade, we would then be required to bring everything up to standards (millions of dollars). If unable to pay for it, may be required to lose the land.
- ix. David asked a question about repair options.
 - 1. Now that [Woodlake dam](#) and [Blue Heron dam](#) have been added to the state's listing of dams, and will be regulated by the state, maintenance operations will be narrowly permitted - only select minor things like mowing and picking up trash, vs attempting patchwork repairs. Clearing shrubs, dredging, putting down rip rap, all need to be coordinated with Dam Safety. Of Dave's recommendations, Dam Safety MAY allow us to do option 1. But to get things moving, we have to be persistent with Dam Safety when they are not responsive.
- x. When does the state mandate upgrades to existing dams?
 - 1. We can do maintenance, but when we need to upgrade, they will require upgrading to current standards. We will need to get confirmation from Dam Safety that putting down additional rip rap will be considered maintenance.
- xi. Once recommendations are approved, are you able to help the HOA get bids from contractors?
 - 1. Yes
- xii. Are you aware of any federal or state funding that is available?
 - 1. None that would have money available currently. After Helene, a lot of resources have been focused on repair. But it is not my specialty.
 - 2. Donna: in any case, it would require significant compliance work, emergency planning first to apply for
- xiii. Final recommendations: Try to speak often with Dam Safety to form a relationship. The most heavy handed response will come if we are not talking with anyone there regularly.
- b. Catastrophic insurance - Now that the agent has received Dave Brown's report, they will be providing a quote.

- c. Playground inspection completed, three small repairs required. Wyatt will be looking at them. Brightview quote requested for mulch.

5. Standing/Committee Updates:

- a. Building
 - i. Wyatt absent
- b. Grounds
 - i. David wants to proceed with trimming hedges on the water side of the dam hedges. Donna thinks we need a bit more time to ensure we are on the right path.
 - ii. Mike motions that we authorize \$6,500 to trim hedges on the water side of the dam hedges. Fabio seconds. Donna opposed, Amanda opposed. Phil opposed. Adam opposed. Mike in favor. Fabio abstains. Motion does not pass. Note: Citing Donna's email to the board on 11/22/2025 titled "Fw: [External] Woodlake Dam (DURHA-162)", "Dam Safety determined that the trimming of the Adlers would be considered maintenance.
As Dave said going forward It would be wise to notify them DEQ of anything we do." - Cecilia to get 3 bids including Dave Brown on an EAP (better to be proactive with DEQ)
 - iii. Dredging update: dredging is going well. Most of the sediment has been removed, there is still a bit left at the north end of the lake. The sediment disposal area still needs additional work. It is over budget, and Donna is now coordinating with Frank. The final cost looks like it will be \$36,000.
- c. Finance Committee
 - i. Fabio is requesting quotes for an audit. Received one high quote, will get three quotes overall, although it's looking probable that we will select Walker Rodeniser & Welch LLP as an economical option that has experience with HOA's & has worked with CAS before.
- d. Sustainability Committee
 - i. No updates
- e. Recreation Committee
 - i. The new rec committee has been organizing lots of events.
- f. Welcome Committee
 - i. Cynthia submitted a monthly report by email. The welcome event was successful.
- g. ARC committee
 - i. New handbook in progress.
- h. Pool Committee

- i. Pool closed. No updates
- i. Communications
 - i. Donna interested in re-thinking our web presence next year to help engage more community members.
- 6. Homeowner Forum Topics**
 - a. Speeding
 - i. Resident on Ringwood drive contacted the city about speeding in the area. Would also like the community to add trail markings. The board is supportive, but unclear on the specifics of the request. Donna will reach out for more details
 - ii. Donna would like to get a number of community members to call in and support concerns around speeding.
- 7. Executive Session Summary**
 - a. No executive session
- 8. Meeting Adjournment:**
 - a. Donna adjourned the meeting at 8:47pm
 - b. Our next regular Board meeting is scheduled for December 16th at 7pm.

NON-PUBLIC MINUTES

No non-public minutes