

# WOODLAKE CROSSING HOMES ASSOCIATION

## POLICY RESOLUTION 2016-08-2

### Procedure for Operating the Lake Storm Water Control Sluice Gate

#### **Authority**

WHEREAS Article VII 'POWERS AND DUTIES OF THE BOARD OF DIRECTORS' Section 1(a) of the Bylaws empowers the Board to adopt and publish rules and regulations governing the use of the Common Area and facilities,

WHEREAS Article VII 'OFFICERS AND THEIR DUTIES' Section 4 'Special Appointments' of the Bylaws empowers the Board to elect/ appoint such other officers and officials as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

#### **Background/Purpose**

WHEREAS the Woodlake Crossing lake is a retention pond that is part of the York County storm water drainage system,

WHEREAS the level of the lake is controlled by a sluice gate installed by York County. The County installed the sluice gate to mitigate flooding on the Association's streets but WCHA is responsible for determining when it should be used,

WHEREAS there is a need to clarify the procedure for determining when the gate should be opened and closed in order to keep the lake at the optimum levels,

#### **Scope & Intent**

WHEREAS it is the intent that this procedure shall be applicable to all homeowners, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by the majority of the Board. The rule's intent is to ensure that sluicgate is operated in a safe and efficient manner.

#### **Specifications**

NOW THEREFORE BE IT RESOLVED that the Board adopts the following procedures for operating the lake sluicgate in WCHA,

The Board will appoint one Board member as the Sluice Gate Operator and other WCHA member volunteers as needed to provide the necessary coverage to operate the gate at any time. All other Board members will be alternates to cover in the unlikely event that the Operator or volunteer appointees are not available when a decision to open or close the gate is needed,

The Association has installed a padlock on the gate that may be opened with a code. Each Board member and volunteer appointees will be provided with the padlock code,

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The Sluice Gate Operator will use his/her best judgment in coordination with other Board members and designated<sup>1</sup> volunteers as to when to open and close the sluicgate based upon current weather conditions and weather forecasts,

The Sluice Gate Operator will email the Board members and Communications Coordinator when a decision is made to open the gate,

The Communications Coordinator will inform the community of the change through the WCHA email system.

<sup>1</sup>Policy Resolution 2016\_08\_2 was amended to add the word “designated” by a unanimous vote of the Board at their meeting held September 10, 2020.

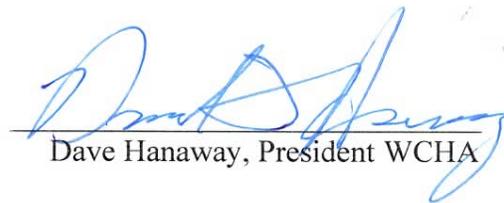
**RESOLUTION 2016-08-2 APPROVAL**

**Procedure for Operating the Lake Storm Water Sluice Gate**

This Resolution # 2016-08-2 was approved on August 11, 2016 by the Woodlake Crossing Homes Association Board of Directors. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Dave Hanaway	X		
Vice President	Elizabeth Bircher	X		
Treasurer	Kristi Schrade	X		
Secretary	Lisa Church	X		
Member	Randy Parrish	X		

11 AUG 2016, 2016  
Date of Approval

  
Dave Hanaway, President WCHA