



What's New?



Edition #10

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WLCCC's Offer to Transfer Dam-Lake Property

You may recall that Woodlake Country Club Corporation (WLCCC – Ms. Watson), in a June 27, 2017 e-mail sent to Woodlake property owners, stated its “...*intent to move forward with a plan to transfer the lake and dam to a lake-front property owners' association, which would need to be established.*” This email can be found at the following link: (<https://www.restorewoodlake.com/>).

In response, we established the N.C. registered, non-profit Lake Surf Owners Association, Inc. (LSOA). Our lawyer sent a letter to Ms. Watson and the WLCCC's principals stating we would entertain any reasonable offer, and if a response was not forthcoming by 15 September, we intend to pursue all available legal actions (the letter is posted on the RWL website - <https://www.restorewoodlake.com/>). To date, we have not received a response.

Dam Breach Status

As quoted by NC DEQ and the AG on August 29th:

Construction of the dam breach was completed last week. There are some more steps before the entire project will be completed. Those are: 1) We need to see as-built plans that show what was done on the dam after completion; 2) Need to do a walk-through with the Schnabel engineer, and construction contractor (Thalle), to develop a potential punch-list; 3) Need to receive final permits for approval from the Army Corps of Engineers; and, 4) Need to make sure seeding on the banks has been completed.

We cannot bill WLCCC until we get a final invoice, and the above actions must be completed before we get a final invoice. Once that's all done, we will bill WLCCC for the costs. If they fail to pay, we will review all recovery methods possible. Regarding the Consent Judgment, contempt of Court is still on the table.

The anticipated breach invoices are as follows: 1) Thalle Construction's contract is for \$1,046,560; 2) Schnabel Engineering South's contract is for \$131,900, for a grand total: \$1,178,460.

“Lake” Depth Frame of Reference

Now that the breach is complete, the level of the “lake” is 206.7' MSL* = no water. As a point of reference, the bottom of the two 60” wide outflow drains are at ~209' MSL, and the lake at “full-pool” was at 223.5' MSL. *MSL = “mean sea level” = the water's surface elevation in relation to *sea level*, NOT the water's depth.

8/30/17 Moore County Board of Commissioners Meeting

An update on the Woodlake situation was on the agenda for the subject meeting. The slides that were presented by Messrs. Briggs (County Tax Administrator), and Vest (County Manager), are posted on the RWL website. The RWLC was pleased that their inputs to the County briefers were accepted and used during their presentations.

A synopsis of the presentations follows:

Mr. Briggs reported that Woodlake CC Corp. (WLCCC), owes a total of \$207,705 in back taxes, plus ~\$27,000 in interest = ~ \$235,000 owed. These tax arrears are from 2014, 2016, and 2017. The 2017 taxes of \$45,312, are unpaid, but not yet overdue. In an effort to collect back-tax, Mr. Briggs was able to attach a WLCCC's bank account in June and August, for a total of \$5,400.

The County has begun the foreclosure process on three Woodlake parcels:

- 1.) LRK 43429 - This parcel comprises holes 8-11 of the Palmer Course along SR-690. This parcel was "docketed*" on 5/16. Total taxes and fees on this property, should it be auctioned, would be ~\$17,000.
2. & 3.) LRK'S 43451 & 43452 - These properties are owned by GER Investments (an Ingolf Boex legal entity). They've just recently been docketed,* and there are seven more GER properties to follow very soon.

* Docketed = to enter (a case or lawsuit) onto a court list of those due to be heard.

8/30/17 Moore County Board of Commissioners Meeting (cont'd)

Mr. Briggs also reported that the reductions in Woodlake property tax assessments for residential properties totaled \$157,000 between 2016 and 2017. Post-breach, he estimated another \$100,000 in tax revenues would be lost to the County.

In 2019, Woodlake property values will again be reviewed during the regular tax reassessment process. At that time, the County will be reassessing the value of the buildings on the land, not just the land, as was reevaluated for the 2018 tax year.

Mr. Vest stated that he had discussed the Ledbetter dam repair solution with the County Manager of Richmond County, and had also talked with an engineer from the City of Fayetteville re their approach.

Mr. Vest then went on to bring the Commissioners up-to-date on recent Woodlake events. There was also a discussion on the potential for Woodlake to incorporate and the opinion expressed that the County would support such an initiative.

During the meeting the Commissioners expressed empathy for the Woodlake residents' situation, but made no commitment to assist; but, they did commit to keeping the lines of communication open.

So Where Are We?

The State's (DEQ and AG) post-breach actions will be key to the future. Unfortunately, there is no way to predict that outcome, except for the foreseeable future, we will not have a lake.

The RWLC is working a number of legal, political, and governmental initiatives that aren't mature enough to discuss in an open document at this time.

Stay tuned for more breaking news.