

Woodlake Property Owner's Annual Meeting

Sunday, March 20, 2011

Meeting called to order by the President, Michael Grand at 3:10 pm. In his opening remarks, Mr. Grand called on all to work together to make our subdivision the best it can be. He further thanked all for their cooperation in the past year. NOTE: The list of attendees, Architectural Control Committee (ACC) report, Treasurer's report and updated roster are attached to the original minutes.

County Commissioner: Our Bell County Commissioner, Mr. Richard Cortese, was a guest and introduced to address road improvements and other subjects. He indicated no major road improvements were planned in our area this year. Mr. King raised the issue of Key Largo off Palisades Point. Mr. Cortese was informed Key Largo was accepted by the County about three years ago. Mr. Cortese said he would review its status. He said there were no planned tax increases but state government deficits could impact future decisions.

Mr. Cortese was asked if there was anything the county could do about the junk trailers at Sparta and Waterworks. He said no unless it involved safety or health issues. He said he would have the engineers look at and evaluate the situation.

Mr. Cortese responded that redistricting based on population increases from 57,000 to 75,000 in his district would cause a westward movement.

The issue was raised about a stop or blinking light at the dangerous intersection of FM 439 and Sparta Road. FM 439 is state controlled and falls under their jurisdiction. Mr. Cortese said he would make our concern known to TxDOT.

-Fire department: The next guest was Mrs. Pat Beard, recently installed President of the Central Bell County Fire and Rescue. She asked if the members had questions. The audience requested the status of our relationship with Nolanville and the effectiveness of our fire and rescue support after the recent resignations and fund audit. Our recent donation of \$1,000 to the department was also a major interest. Mrs. Beard indicated the chief resigned and the Secretary-Treasurer resigned after she asked for the financial books. Based on the situation, there are probably 5-11 current fire and rescue personnel available. The audit has been completed on the financial books, but she was unable to release the results pending possible legal action. It was noted our \$1000 was spent on needed equipment and receipts were available to substantiate the purchases. All but one of the Sparta Valley fire fighting vehicles has been moved to Nolanville near the intersection of Hwy 93 and FM 439.

The major concern is what needs to be done to ensure our homes are adequately protected. Mrs. Beard indicated she is in the process of hiring a fire chief to get the department fully operational. Mark Smith, one of our residents, is being considered for the position.

A decision of separating Sparta Valley from Nolanville remains a possibility; however, because of the smaller area, it would impact grants and funding. Mr. Smith and Mrs. Beard indicated there needs to be land and a building to reduce insurance rates. He further indicated a possible donor for both, but a

timeframe was not stated. Another possibility raised was all homeowners in the area of responsibility contributing to get land and a building to get the needed protection and the cost would be recouped with reduced insurance rates. Mr. Smith indicated that ideally, we should try to remain with Nolanville with our own sub fire station in our area to maximize subsidized funding. In the meantime, Mrs. Beard indicated they will continue to have fundraisers to continue to pay the bills.

Mr. Frank Pendelton, President of the BOD of the Denmans Loop subdivision, was also a guest at our annual meeting.

Because the minutes from the 2010 annual meeting have been posted online for the past 12 months, they were accepted without being read aloud.

Treasurer's report: Gary Degalo gave the treasurer's report. The association had a beginning balance (28 March 2010) of \$11,379.66 with deposits of \$4060.00 and expenses of \$4721.01. The ending balance (20 March 2011) is \$10,708.65. Our major expenses for the year were mowing (\$1785.00) and the onetime \$1000 donation to the fire department. Lesser expenses include insurance, property taxes, electric, postage, website and social/annual meetings. NOTE: This ending balance does not reflect the incoming 2011 dues. It was noted a few members did not pay last year's dues and letters were sent this year reflecting the two year's outstanding balance. Dues not paid in a timely manner will receive follow-up action as required.

ACC Report: Howard Swaim submitted an Architectural Control Committee (ACC) report. Howard reminded owners that planned improvements must be submitted to the ACC for approval. Minor improvements may not require submission but should be discussed with an ACC member. This year there was one submission for a house on lot #5, Palisades Point. It was approved August 14, 2010 but no construction to date.

OLD BUSINESS:

-Old riding mower: The Board was authorized to dispose of the unserviceable riding mower. It was given to our fire department.

-Tennis courts: It was reported it was not feasible to resurface the tennis courts for the \$5000 allocated last year. After discussion, it was voted to keep the tennis courts, keep them from further deterioration and increase the resurfacing amount from \$5000 to \$8000, and the Board would take action to complete the resurfacing.

-Cliffs of Woodlake Phase I Covenants: The review of the covenants continues. The major recommendation is to get the ACC under the control of the Association rather than the developer and to change the timeframe for review and changes from 10 years to one year.

NEW BUSINESS:

Departing Board members: The President indicated two members would be rotating off the Board (Mike Geary and Robert Tamez) and that he was being deployed in May and would also have to

be replaced. Nominations from the floor were opened. Three individuals were nominated: Bill King, Mark Smith, and Glenda Northam, and all were accepted without objection. The names elected for two three-year terms and one two year term will be determined by the Board during their first meeting.

Spring clean-up: The members voted to have a spring clean-up day on Saturday, 30 April to prepare the tennis courts for resurfacing and other items as identified. Mark Smith offered his burn pit for the community to burn brush from their property. Mike Grand said owners should place their brush at the curb and it would be picked up on 30 April.

Address roster: It was mentioned from the floor that the roster with names, addresses and phone numbers needed updating. The secretary passed out a current roster for each member present to validate their information. It was noted this data would be confined to members and would not be redirected to electronic media.

Community garage sale and other events: The Board will look into setting up a garage sale day, a social event and a national night-out event.

There being no further business, the meeting adjourned at 5:35pm.

The Board members met after adjournment and agreed to conduct their next meeting April 2.