

Woodlake Property Owners Association

Board of Directors Meeting

Sunday, December 5, 2010

Members Present: Mike Grand, Gary Degelo, Keith Lee and Mike Geary

Property Owners Present: Tom Kirwan

The meeting was called to order by Mike Grand at 5:10 pm.

The Treasurer's report was read and approved by the BOD. The treasury balance is \$11,131.32 after making a donation to our fire department, paying our taxes and paying our mowing fees.

OLD BUSINESS

Members of the BOD met with members of the Fire/Rescue Station #2 on Sparta Road and reviewed the list of the department's needs and made a \$1000 donation to the department. The amount donated was approved at the last annual WPOA meeting.

Keith Lee is to set-up an onsite meeting with the contractor bidding on resurfacing the tennis court area. The BOD wants to ensure there is a complete understanding of what area will be resurfaced, how the cracks will be filled and life expectancy of the resurfacing. A maximum of \$5000 was approved at the last annual WPOA meeting. The BOD will address the issue at the next annual WPOA if the bid exceeds the allotted \$5000.

The BOD was to inspect a lawn of an improved lot on Piping Rock to determine if the lawn appearance violates community standards. The review determined the lawn did not meet community standards. The lawn has since been cut. Keith Lee will meet with the owner to ensure the lawn is maintained in the future and coordinate assistance if needed.

NEW BUSINESS

The BOD voted to rescind the remaining balance of a fine for a boat in the front lawn on Palisades Point. Most of the fine was paid and the balance has been outstanding for over a year.

The BOD discussed minor improvements to the front entrance area. The small tree in front of the sign has been removed. Mulch and painting will be done this Spring. The possibility of running electricity under the road for lighting on the other side of the entrance was discussed. Keith will look into the methodology and cost to running an electrical line under the road. Painting of the letters on the current sign to make them stand out more was also discussed. It was noted the lights on the sign have been vandalized more than once.

The BOD is concerned about the attendance at the annual meetings and discussed possible ways to increase attendance. Major topics that impact the entire subdivision are brought up, discussed and voted on at this annual meeting. The next annual meeting will be at the "Dead Fish Grill" near the dam

on Sunday, March 20, 2011. To encourage more attendance each household will be given a \$20 coupon for a meal that day at the Grill. The coupon will be mailed with the dues notice after the first of the year and validated by the BOD at the meeting. Your Board would like to encourage all of you to attend the annual meeting, vote your preferences, mingle with your neighbors and enjoy a meal at a reduced price.

The BOD spent some time discussing revision of the covenants. We want to ensure all the intent is to further clarify, eliminate redundancy and enhance the intent of the covenants. All members can get involved or vote to ensure their voice is heard. Several of the Board members and some property owners will examine the covenants and present some items to consider at the annual meeting in March.

The next BOD meeting will be Sunday, FEB 20th at 4:00 PM at Gary Degelo's home.

As indicated above, the next annual meeting will be Sunday, March 20th at the "Dead Fish Grill". The time will be announced at a later.

The meeting was adjourned 5:45.

Mike Geary

Secretary, 939-0039