

March 24, 2020

Woodlake Property Owners Association
Architectural Control Committee (ACC)
P.O. Box 1904, Belton, TX 76513

Subject: Minutes of ACC consultation for 18 thru 23 March 2020.

1. a. Issue: (03/18/20) Consultation for the installation of a culvert under driveway extension project at 4400 Blue Ridge Dr. from Betty Burkett.
b. Issue (03/20/20) Application to install a solar panel array on home at 4525 Blue Ridge Dr. from Gary Degelo.
2. Old Business:
 - a. Issue: (9/14/17) Application to install a cedar privacy fence at 4454 Blue Ridge Dr. from Alfredo Zuniga and Duane Walker, 4454 Blue Ridge.
Discussion: The proposed privacy fence sections will span the open space between the northeast corner of the house approximately 38' to intersect with the north property line, thence approximately 15' northwest to intersect with existing neighbors' fence. An additional section will be added to intersect from the existing security fence at the northwest corner of the pool, thence approximately 38' north to intersect with the neighbors' existing privacy fence.
Recommendation: Approved; the installation of the cedar privacy fence is an attractive and value-added feature that will increase the enjoyment of the backyard safety and security of the pool.
Action: Mr. Swaim to make disposition on ACC decision.
Status: Open; installation pending.
 - b. Issue: (4/13/18) Application for installation of privacy fence at 4454 Blue Ridge Dr., from Duane Walker.
Discussion: Beginning at the southwest corner of the house, the proposed cedar panel 6' high privacy will sit-back approximately 29' from the front property line thence: span westerly approximately 60' to intersect with the west, north-south boundary line thence: approximately 60' northward to intersect with north east-west boundary and privacy fence (proposed/approved: 9/13/17).
Recommendation: Approved. The ACC appreciates Duane and Alfredo's concern for the wellbeing of the community and believe their new fence is value-added and will enhance their privacy, security and the enjoyment of their home.
Action: Mr. Dodson to make disposition of discussion page; Mr. Swaim will follow-up with approval letter.
Status: Closed. Construction complete.
 - c. Issue: (09/28/19) Application for new home construction on Lot #1 & 2, Blue Ridge Dr. from Manuel & Arlene Mak, 200 Lake Rd Apt 606, Belton, TX 76513.
Discussion: The proposed house is a single story, 3-bedroom, native limestone and stucco ranch has 2823 SFLS. The color scheme of the stucco trim and cladding will be Nicotine to blend in with the native limestone earth tones and to complement the darker metal-plate roof. Near term improvements will include a series of landscaping terraces in the back parallel to and towards the gully to stabilize and recapture the contour. Exact placement and elevations are to be determined.
Recommendation: Approved. The front portico and extended R.V. size garage adds majesty and added street appeal. The installation of culverts to allow free flow of drainage at the drive entries is approved.
Action: Mr. Swaim to dispose of ACC decision.
Status: Open. Construction pending.
3. New Business:
 - a. Issue: (03/18/20) Consultation for the installation of a culvert under new driveway extension project at 4400 Blue Ridge Dr. from Betty Burkett.
Discussion: WPOA Covenants & Restrictive Deed do not specifically require ACC approval to add additional concrete to an existing driveway, however the installation of a culvert does require approval.
Recommendation: Approved; Mr. Swaim discussed the plan and her intent as expressed on her application/plan, to have a culvert installed connecting the existing culvert allowing unobstructed drainage.
Action: Application approval disposition completed by Mr. Swaim.
Status: Closed. Driveway extension complete.
 - b. Issue: (03/20/20) Application to install a solar panel array on home at 4525 Blue Ridge Dr. from Gary Degelo.
Discussion: Discussion: To access the greatest effect, the proposed array is to be mounted to the south facing slope of the roof.
(See attached .pdf)
Recommendation: Approved. The installation/configuration confirms to WPOA policy.
Action: Mr. Swaim make disposition of approval letter.
Status: Open. In progress.
4. Open Forum: No other issues were presented.


Howard L. Swaim
Chairman, ACC