

Woodlake Property Owners Association

Board of Directors Meeting - Saturday, May 14th, 2011

This meeting was brought to order by the President, Keith Lee, at 4:07 pm.

Board members present: Keith Lee (Pres), Mark Smith (VP), Gary Degelo (Treasurer), Larry Wolf, and Bill King.

Other property owners/residents present: Betty Burkett, Robert Tamez, Cathy Davis and Tom Kirwan.

OLD BUSINESS:

The Woodlake Property Owners Association (WPOA) name change issue was briefed to the Board by Gary Degelo. During the previous BOD meeting, Gary was asked to research the issue. The WPOA was initially established as the "Woodlake Property Owners Association, Section One, Inc." Since then, the Association has been using the name "Woodlake Property Owners Association" for Association business including, collecting dues, taking certain legal actions, accepting ownership of real estate (tennis courts area) and requiring membership of Cliffs of Woodlake and Cliffs of Woodlake, Phase 2 residents in the Association. The Board agreed that the pending covenant rewrite effort could solve the issue by changing the name of the Association in a consolidated set of restrictive covenants. That will take several months, at best. Another possibility is to file a simple "Doing Business As" (DBA) document at the county clerk's office and continue to do business in the name of the WPOA. The Board will look for other solutions. The Board may seek legal advice for solving the issue. This needs to be addressed again in the June meeting.

Covenant Reform Committee activities were briefed to the Board by Mark Smith. The Committee recommended making a change to the covenant of Cliffs of Woodlake that requires an automatic 10 year extension of existing covenants on 27 November of this year. The recommended change will allow a 1 year extension, rather than the 10 year extension of current covenants. This will give the committee time to produce a consolidated set of covenants for all of Woodlake without being pressured by the 27 November deadline. The change will require approval by a majority of Cliffs of Woodlake property owners. The Board approved the recommendations of the committee and instructed the Committee to proceed with efforts to change the automatic 10 year renewal Cliffs of Woodlake Covenants and proceed with efforts to write a consolidated set of covenants.

NEW BUSINESS:

The Board approved a self-help plan to refurbish the tennis courts slab. The self-help plan is within the \$8000 budget approved during the March 2011 "all members" meeting for the project and includes the following major steps:

1. Pressure wash the entire slab and remove in-grown grass/weeds (done)
2. Muriatic Acid wash
3. Fill all major cracks and chips with a permanent but pliable concrete repair material
4. Paint the entire slab with a durable and attractive coating designed for the purpose
5. Re-paint the white lines that mark the tennis court and basketball court areas

The Board addressed the general security of the neighborhood In response to another vandalism/theft incident in the subdivision. The discussion quickly turned toward the Neighborhood Watch concept. Tom Kirwan noted that there is an official Woodlake Neighborhood Watch Program registered with the National Neighborhood Watch Program but, it has not been actively operated in recent times. Kirwan also noted that an official Woodlake Neighborhood Watch website (WoodlakeOnline.org) was established a year or so ago in response to requests from property owners. The Board appointed Mark Smith as chairperson of a committee to reestablish and reaffirm the Woodlake Neighborhood Watch Program and look at ways to make the neighborhood more secure.

The two Woodlake websites were addressed by John Pollack. WoodlakeOnline.net was established a few years ago for "official" information. That website is not being regularly updated. The annual payment for that website will be due soon. Gary Degelo, Treasurer, suggested discontinuing that website. No decision was made.

Pollack also noted that Woodlake.net (administered by property owners) contains both *official* information and *neighborhood news*. It is updated regularly at no cost to the POA but, Pollack was concerned that there was not a clear enough distinction between "official" information and "news" information on the website. Bill King recommended that a disclaimer be added to the official section of the website, separating it from the news and information sections. Keith Lee agreed. Tom Kirwan will make that change.

The meeting was adjourned at 6:15 pm.

The next Board of Directors meeting will be held on JUNE 26 at 4:00.