

Woodlake Property Owners Association

Board of Directors Meeting - Sunday, February 20, 2011

This meeting was brought to order by the President, Michael Grand. at 3:05 pm.

Board members present: Michael Grand, Gary Degelo, Keith Lee and Larry Wolf

Other property owners present: Tom Kirwan

OLD BUSINESS:

Treasurer's Report was provided by treasurer, Gary Degelo. Current balance is \$11090.29. Annual dues will be collected during the next couple of months.

Options for repairing the Subdivision tennis courts area were considered by the Board. Board will present to Annual Meeting attendees for a decision:

Mike Grand was to meet with Stain and Stamp Inc. for a more accurate estimate that would attempt to bring the price of a professional refinish within or close to the previously voted on \$5000 budget.

Other options were presented by Tom Kirwan

Option #1: 3"concrete resurface (doubles the current slab thickness). About \$29,000 plus cost of re-marking tennis/basketball courts . Cost prohibitive. This option dropped from further consideration.

Option #2: Half to three-quarter inch "thin coat" concrete resurface. Life expectancy: About 5 years. \$8000 plus cost of re-marking tennis/basketball courts.

Option #3: Change to a "park" area. Demolition and removal of all concrete and fencing. Leveling of the area. About \$7000 plus cost of landscaping, park benches, etc.

Option #4: Clean, repair and paint. Pressure wash entire area, fill/patch all cracks, paint entire surface after crack repair for uniform appearance, remark tennis/basketball courts. About \$2000 with mostly self help.

Gary Degelo disagreed with Tom's figures for Option #4 based on his research of material costs.

The board discussed improvements to the entrance which is currently owned by Tom Kirwan. The board discussed whether or not it should continue to maintain the entrance now that it changed ownership. The point was made that the entrance was not owned by the board before Tom Kirwan purchased it. Tom stated he would continue to maintain the entrance as long as the community continued to mow it as they have always done. Tom also agreed to allow the community to make any improvements to the entrance the same as they did when Anne Broady owned it. Tom did express a willingness to possibly sell or donate the property to the community in the future.

The Board considered appointing a committee to help rewrite the Woodlake Restrictive Covenants. The goal would be to have one set of covenants for the entire subdivision, rather than three different sets as now exist. The objective would be to make the covenants less subjective, remove covenants

we don't need, add a few we do need and be basically the same for everyone (except sq ft, etc). The discussion evolved into a discussion of whether property owners expect the Board to enforce covenants, at all. The two issues will be presented to the annual meeting attendees for decisions.

NEW BUSINESS:

The Board discussed plans for the Annual All Members meeting, scheduled for Sunday, March 20th, 2011. A formal notice of that meeting will be sent to all property owners during the next week. Announcements with a \$20 dinner voucher would be sent out within the next two weeks.

Mike Grand was to coordinate with Dead Fish Grill for the meeting and acceptance of the vouchers.

Gary Degelo and Keith Lee agreed to distribute the announcements.

The Board discussed whether to appoint a temporary replacement for Board member Michael Grand during his upcoming military deployment in May. Decision pending.

The meeting was adjourned at 5:50 pm.