

**Woodlake Property Owners Association  
Board of Directors Meeting  
Sunday, August 22, 2010**

**MEMBERS PRESENT:** Mike Grand, Gary Degelo, Keith Lee and Larry Wolf.

**PROPERTY OWNERS PRESENT:** Tom Kirwan

This meeting was brought to order by Mike Grand at 4pm.

The Treasurer's Report was read, reviewed and approved by the BOD. The treasury has a balance of approximately \$13,000.

**OLD BUSINESS:**

The BOD reviewed a list of operational hardware items needed by our volunteer fire department (Bell County Fire and Rescue). The list was received from the department chief, Chief Reynolds. The BOD will coordinate this list with members of Fire/Rescue Station #2 on Sparta Road, which most directly supports our Woodlake community. The BOD will then purchase items for the Fire Station, not to exceed a cost of \$1000. The max \$1000 purchase was approved during the "all members" meeting of property owners, last March, 2010.

After discussing an estimate for the resurfacing of the tennis courts area, The BOD decided to meet face-to-face with the contractor selected to do the job. They will meet with the contractor on the jobsite. Board members want to make sure there is no misunderstanding between BOD members and the contractor about just how much of the area will be resurfaced, what other work will be done, and for how much money. A maximum amount of \$5000 has been earmarked for this job. The Board will coordinate with the contractor and schedule the meeting.

BOD members and the webmaster of Woodlake.net expressed common goals of providing service to the Woodlake community and promoting cohesiveness within the neighborhood. Everyone agreed that the community would be better served with cooperation between the two existing websites. Currently, one website is administered by the BOD for "official business" (WoodlakeOnline.net) and one website is administered by a group of Woodlake property owners for "Woodlake news" (Woodlake.net) which includes official business. Everyone agreed that two websites indicated to prospective buyers that there is conflict in our community. The BOD decided that a unified website is a goal worth pursuing. In the mean time, the BOD agreed to remove any derogatory statements about Woodlake.net or its administrators. Tom Kirwan, representing Woodlake.net, agreed to honor any veto by the BOD of anything posted on Woodlake.net which the BOD determines to be inappropriate. Tom Kirwan also agreed to post anything the BOD submits for publishing. This cooperation between websites represents a major step toward a single website which is jointly administered by the Board of Directors and by individual property owners.

**NEW BUSINESS:**

The BOD discussed the application of appearance standards for Woodlake properties. It was noted that our Restrictive Covenants don't make a clear distinction between improved and unimproved (with houses) lots. The consensus was that the standards must be applied differently for the two categories.

The BOD considered whether the appearance of an unimproved (vacant) lot on Palisades Point violates community standards. Decision: The condition of that lot does not now violate our restrictive covenants.

The BOD considered whether the appearance of the lawn of an improved lot on Piping Rock met community standards. No decision made, yet. Not all BOD members are familiar with the appearance of that yard. Members will all look at the yard and make a decision, soon.

BOD members noted that Woodlake Section One Restrictive Covenants forbid an RV, boat or camper to be parked forward of the front line of a house. BOD members will take a look at one Section One property that may be in violation of this rule.

The BOD appointed three permanent and one alternate member of the Architectural Control Committee for Woodlake Section One. This was accomplished in order to meet the letter of the Section One restrictive covenant that requires such an appointment by the BOD (Para 7.01 of Restrictions, Section One.) Permanent members will be Howard Swaim, Mike Belcher and Mike Geary. Alternate member will be Mark Smith. Board members noted that this decision sets a precedent for some authority over the ACC in the future.

Welcoming and bereavement committee activities were discussed by the BOD. While Board members agreed that such outreach activities could be of service to the community, the BOD decided it would be inappropriate for the Property Owners Association to pay the expense of flowers, cards, food dishes, etc. that may be delivered to new residents as a welcome gift or to residents who have recently suffered a personal loss. The Board supports property owners being engaged in such social outreach activities without official, material contribution by the Woodlake Property Owners Association.

The Board will plan and implement certain minor improvements to the subdivision's front entrance way. Improvements will include re-staining some of the decorative wood, removing a small tree in front of the entrance sign and adding some mulch to the area.

The Board commended our local volunteer fire station (Bell County Fire and Rescue) for a recent response to a brush fire near a fence line on Woodlake Circle. The fire caused little damage due to the quick, professional response by the fire department.

Board members feel it will be important to have more property owner participation at the next annual "all members" meeting, in March, 2011. How to promote attendance will be discussed at the next BOD meeting.

The next regular BOD meeting is scheduled for Sunday, November 7, 2010.