



Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Sunday, January 27, 2013

CALL TO ORDER: This meeting was called to order by the President, Bill K at 5:03pm. at 8045 Key Largo, Belton, Texas. **OTHER BOARD MEMBERS PRESENT:** Larry W (VP), Tom K (Secretary/Webmaster), Lizette S (Treasurer), Robin R (Director) and Larry L (Director). **OTHER PROPERTY OWNERS PRESENT:** Debra K, J.M. S, Debbie K (administrator Twitter.com@WoodlakeBelton) and Howard S (Chairman ACC and Coordinator Neighborhood Watch program).

VISITORS/CITIZENS FORUM:

J.M. Saxon brought a prepared statement to the Board. He requested that his statement be added to the minutes of the meeting. Approved. (Attached) The President read the statement, aloud, and made the following two comments:

--Per Mr. Saxon's request to be "informed directly (by mail or printed material delivered to our door) of all meetings, minutes, and WPOA business": The President explained that WPOA sends information to property owners by email. The emails call attention to document postings and archives at Woodlake.net. We can't afford to distribute regular WPOA business by USPS mail. The President did say, however, that he would be happy to, personally, provide a copy of any specifically requested document posted on the website if Mr. or Mrs. Saxon contacted him and asked for it.

--Per Mr. Saxon's concern that the unauthorized RV storage facility at 4461 Blue Ridge Drive has not been completely removed because the "primitive road (gravel or earth surface)" driveway still remains even though the metal RV structure, itself, has been removed: The President said that the issue of the unauthorized RV structure at 4461 Blue Ridge Drive was on the agenda for today's meeting under *Old Business* and the Board will consider his request at that time.

APPROVAL OF THE MINUTES OF THE LAST MEETING: Minutes of the November 11, 2012 Board meeting were approved by the Board, as published at Woodlake.net.

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

11/11/12 Balance : \$11,649.80

Expenses*: (\$1,984.33)

1/27/13 Balance: \$ 9,665.47

*Expense summary:

\$700.00 Maintenance Common grounds

101.24 TXU utilities

80.40 Postage/office supplies

313.35 Neighborhood Night Out
75.00 Oak Wilt evaluation
193.52 Cliffs covenant clarification/filing
58.00 PO Box annual fee
312.82 Property taxes
150.00 WPOA annual general membership venue

Architectural Control Committee (ACC) Report: The ACC Chairman said he had no prepared report but, he was ready to answer questions. Tom K. asked about 3 construction applications that had been received and approved by the ACC since the last Board meeting. After considerable discussion which included Howard S. and J.M. S, the Board voted and decided that the ACC will notify the Board when it receives each construction application. If approval of the application would require a variance or waiver of a restrictive covenant, the ACC chairman will advise the Board accordingly. After being notified of construction requests, if a Board member has questions about the proposed construction or, if other property owners have questions, any Board member may contact the ACC Chair to obtain information from the construction plans. The President noted that ACC records are WPOA records. He also noted that he is satisfied that the original developers of Woodlake have now released control of the ACC to the Woodlake Property Owners Association. He said communication between the ACC and the Board of Directors is key.

The ACC Chair reported that 2 property owners were designated as ACC alternates: Dan Dodson and John Pollack. Alternates will be kept informed but, will only be consulted and permitted to vote when they are filling a permanent vacancy (incapacitation, death, relief, retirement, resignation).

Neighborhood Watch Program (NWP) Report: The Neighborhood Watch Program coordinator, Howard S., advised the Board that his advanced plans for Neighborhood Night Out in October of this year included the concept of a fundraiser for the Sparta Volunteer Fire Department. He envisioned a joint effort between Woodlake and fire department members. He suggested inviting Denman's Loop property owners to participate. The Board supported each of these Neighborhood Night Out ideas for the October event.

The Coordinator also called attention to the replaced Neighborhood Watch sign at the intersection of Woodlake Circle and Windbell Drive. He advised the Board that he intended to install two identical signs; one near the intersection of Blue Ridge Drive and Palisades Point on an existing pole and the other near the tennis courts on the speed limit sign pole; across from the new fire hydrant. There would be no expense to the Woodlake Property Owners Association. The Board had no objections.

OLD BUSINESS:

The Board now focused attention on whether to close the case of the unauthorized RV storage facility at 4461 Blue Ridge Drive. The metal RV structure has been removed. A dirt and gravel pathway leading to the previous location of the structure still remains. The president said that, before the Board makes a decision about closing this case, it will consider J.M. Saxon's concern about the dirt and gravel pathway that remains on the otherwise vacant lot. After considerable discussion, the Board decided not to require the property owner to make further alterations to the vacant lot, noting that some kind of pathway was there before the metal structure was built. The Board voted to close this case.

NEW BUSINESS:

1. The Board considered the installation of a fire hydrant at the end of Blue Ridge Drive. Sparta VFD says it is a long hose-run to the nearest hydrant at the corner of Blue Ridge and Palisades Point and a new

hydrant near the end of Blue Ridge could save valuable time if it ever became necessary to fight a large fire at the end of Blue Ridge. 439 Water Supply said they would be willing to accomplish the labor for no cost to WPOA. Materials, however, would cost about \$3000. The President suggested that property owners affected by this decision could help with part of the cost of materials and the Woodlake Property Owners Association may be willing to pay the other part. Board member Larry L. said he will investigate that possibility and get back to the Board.

2. The Board approved the ballot for the 2013 BOD member election in March, as presented by the Secretary, with one minor word change. The President noted that there were three contenders for the two Board member vacancies, so far. Deadline for announcing candidacy is February 1st 2013. The Board also approved a flyer announcing the Annual All Members Meeting in March which will be mailed with the Treasurer's WPOA dues invoice in mid-February.

3. The Board could not hear from two property owners in Cliffs of Woodlake (and/or their representative) with regard to violations of restrictive covenants for that subdivision, pertaining to animals kept on their property, because the property owners were not present at this meeting and they requested a Board hearing with their legal counsel at a later time. The President, Secretary and Treasurer agreed to stay after this meeting so that the property owners involved in the matter could review certain WPOA documents.

COMMENTS FROM THE BOARD:

The President expressed his sincere appreciation to the members of the Board of Directors for the time and effort they donate to the community. He called particular attention to the large number of work-hours that are required from the Secretary and the Treasurer.

ADJORNMENT: This meeting was adjourned, by the President, at 6:27pm.

Tom Kirwan,
Secretary

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[Attachment](#)