

**Woodlake Property Owner's Association
Board of Directors Meeting
Sunday, 15 November 2009**

Members Present: Gary Degelo, Mike Geary, Keith Lee, Gene Presta, John Pollack

Property Owners Present: None

Gary Degelo brought the meeting to order at 1500 at the home of Mike Geary.

Treasure's Report: Gene reported that the association has a bank balance of \$11,537.33

Old Business: A portion of the fine for covenant violations remains due from 7000 Palisades Point. Gary Degelo will contact the owner to discuss the remaining fine.

New Business:

- A. Association's riding mower is no longer serviceable. This past summer the transmission gave out. The board determined that the cost to fix (\$800) is more than the mower is worth and will not expend the money to repair. Instead, the Board will sell mower for best offer. Anyone interested in the Craftsman riding mower please contact John Pollack at 541-4732.
- B. Complaint received for lots 1-6, Blueridge Dr. Board members surveyed lots and agreed that most were not a violation. However, due to rain and recent growth, a couple of the lots need maintenance. The Board will contact those owners and request they perform the needed maintenance.
- C. The Board decided to rescind its 2 year-old guideline regarding lot maintenance. The Board provided lot owners a guideline in July 2007 in order to further refine the covenants and provide guidance on what is generally acceptable maintenance on unimproved lots. At that time, the Board stated that grass, weeds and underbrush are not to exceed one foot in height on vacant lots in those areas readily visible by the public from the road side. After 2 years, it's apparent that the guideline cannot be fairly applied to all lot owners. For the lots making up the woodline in the less visible/trafficked areas of the neighborhood, applying the "12 inch rule" isn't reasonable. Therefore the board will revert back to using the covenant language "sanitary, healthful and attractive", relying on 6 people applying common sense to adjudicate complaints.
- D. This year's Woodlake Annual Christmas Social will take place Sunday, 20 December, at the Dead Fish Grill. Appetizers provided, and a cash bar will be available.

The next meeting will be on Sunday, 7 February 2010, at the Pollack residence (7224 Woodlake Cir).

Meeting was adjourned at 1610.