

Woodlake Property Owner's Annual Meeting

Sunday, March 28, 2010

Meeting brought to order by Gary Degelo at 3:05 pm.

Because the minutes to the 2009 Annual meeting have been posted online for the past 12 months, they were accepted without reading aloud.

The Treasurer's Report - Gene Presta reported on 2009 financial status. March, 2009 Beginning Balance \$9,827.87 – since then \$5,035.00 in revenue and \$3,483.21 in expenses, with no extraordinary expenses, giving a current balance \$11,379.66. The Board was able to collect 100% dues this year as well as clear the existing liens on the foreclosed properties.

Architectural Control Committee (ACC) – Howard Swaim reported that the ACC received 11 proposals/construction requests – 10 approved, 1 withdrawn by requester. Of the 10 approved, three projects were completed, and 7 projects are still in progress.

Old Business:

A. Status of Roadmap to Covenant Change – Gary reported that the Board will continue exploring the alignment of covenants between the three sections to synchronize the ACC structure. Gary noted that the window for making changes to the Cliffs of Woodlake Phase I covenants opens in 2011, and that the Board will appoint a committee to review and make recommendations. However, since those covenants only apply to CW Phase I residents, they are the only WPOA members who can vote on a final recommendation.

B. Woodlake Website Committee- John Pollack informed the community that the recent letters sent by the Woodlake Website Committee, which is a private group and not a sub-committee affiliated with the WPOA Board, are not official correspondence from the WPOA Board. John stated that he was concerned that the community would confuse correspondence from the “WWC” with official Board correspondence because the WWC uses letterhead once used by the Board. After a short discussion, Tom Kirwan offered that the WWC would remove the banner that reads “Woodlake Property Owner's Association” from the letterhead to avoid confusion.

New Business:

A. Tennis Court – Gary asked the community for their sentiments regarding the future use of the tennis court. Gary noted that the Board had the option to spend money on the upkeep and maintenance of the tennis court, but wanted to know if anyone had any ideas on alternative uses for that facility before the Board committed the funds. After some discussion, Bill King made a motion that the Board should investigate the

cost of resurfacing and refurbishing the court, and to authorize the Board to spend up to \$5,000 to complete the project. The motion was seconded and passed unanimously.

B. Disposition of Association's riding mower – The riding mower purchased with Association money several years ago requires transmission repairs that will cost almost as much as a new mower so the Board elected not to repair. There were no offers over the last 6 months from interested Association members to buy the mower, so the Board requested, and received, permission to dispose of the mower by any available means.

C. Front Entrance Way. Gary led a discussion on the need to spruce up the entrance way into the neighborhood. Gary noted that the reason there has been no lighting on the stone Woodlake sign for the past several weeks is that the light receptacles have been damaged and need rewiring. It was agreed that the Board would sponsor a Spring Clean-up effort and target the front entranceway for improvement.

D. Election of New Officers- Gary asked if there were any Association members willing to volunteer to replace John Pollack and Gene Presta, whose 3-year terms have expired. Mike Grand and Larry Wolf volunteered and were accepted without objection.

E. Clean-up Day- John Pollack volunteered to coordinate the effort. The date has been set for 10am Saturday, April 10th.

F. Donation to the Volunteer Fire Department. Howard Swaim made a motion to contact the Sparta Valley Volunteer Fire Department (www.Spartavalleyvfd.com) to determine if there is a targeted need (e.g. specific piece of equipment) that the WPOA can address, and if so, to authorize the Board to spend up to \$1,000 to donate that item. The motion was seconded and the vote 18 in favor, 2 opposed.

G. July 4th Summer Social. The Palmers have graciously volunteered to host this years' WPOA Summer Social. Details to follow.

Meeting adjourned 4:40 pm.