



Woodlake Property Owners Association

Regular Board of Directors' Meeting - Sunday, September 16, 2018

CALL TO ORDER:

This meeting was called to order by the President, Bill K. at 4:00pm. at 8045 Key Largo, Belton, Texas.

OTHER BOARD MEMBERS PRESENT: Eric S. (Vice President), Mike G. (Treasurer), Bruce S. (Director), Chetan J. (Director) and Duane W. (Director).

COMMITTEE LEADERS, PROGRAM LEADERS and SPECIAL ASSISTANTS PRESENT: Howard S. (ACC Chairman / Neighborhood Watch Program Coordinator) and Tom K. (Scribe / Webmaster)

OTHER PROPERTY OWNERS PRESENT: 12 *additional* Woodlake property owners were present, including Mike B, Vicki B, JM.S, Sherry L, Howard S, Howard F, Keith L, Glenda P, Debbie K, Kim T, and Robert T.

GUESTS PRESENT: Mr. Bill Jones, Accent Real Estate Services, Temple, Texas, plus one resident (non-property-owner) from Woodlake Circle.

OPENING REMARKS: Bill K. opened the meeting. He explained that he was using a borrowed electronic audio-amplifier because one property owner requested such a device because said property owner was hard-of-hearing. Tom K. offered his seat at the head-table to the hearing-impaired man but, the man declined the offer.

DECLARATION OF QUORUM:

The President declared a quorum for this meeting by announcing that all board of directors' members were present.

APPROVAL OF THE MINUTES OF THE LAST ANNUAL MEETING:

No vote was taken regarding approval of the minutes of the last regular board of directors' meeting, 21 August 2016.

MEMBERS FORUM: The President asked whether any Woodlake property owners had an issue to discuss that was not already on today's meeting agenda.

1. A property owner asked for clarification of a meeting agenda item. Specifically, the proposed vote regarding the Board of directors' plan to obtain 25% of all Woodlake residents' signatures on an appeal to the Bell County Commissioners' Court to declare Woodlake a "*No Overnight Parking of Commercial Vehicles*" subdivision. The question was: Why doesn't the petition

require an actual *majority* of residents' signatures? Tom K. explained that the 25% required resident signatures is State law. A "majority" is not needed, according to State law, to implement this "ordinance" in a residential subdivision, like Woodlake. Some discussion followed. Consensus of discussion was that: The petition to the County Commissioners will be taken (walked) around to Woodlake Section One residents for signatures. If the required number of signatures is obtained, the Board of directors may send the petition to the County Commissioner for implementation.

2. The President explained that, in addition to implementing optional State law, regarding commercial vehicles, as described in the paragraph above, the Property Owners' Association can implement and enforce more restrictive parking "policies" such as the prohibition of certain vehicles parked anywhere in the subdivision, daytime or nighttime. The president asked for property owner and director input before such prohibition was drafted. Much discussion followed between Board members and property owners. One general agreement was to establish a maximum weight limit for vehicles parked on private property or parked on the streets of the subdivision. Further consensus was that specialized paint schemes of any parked vehicles "must depict a recognized business or organization" and "must not distract from the aesthetics of the neighborhood." The board of directors will draft a specific parked-vehicle policy statement, to be voted on during the next meeting.

3. Vicki B. pointed out that some of the emails sent to property owners announcing this Board of Directors Meeting arrived at email addresses up to 42 hours after they were sent, thereby violating the minimum 72-hour notification requirement. She suggested that "email spoofing" may have occurred. She asked board member Duane W. to investigate. Duane W. said he will investigate and report to the board. Some discussion followed. The President decided that, because the email delay apparently resulted in some property owners not being notified of this meeting within the minimum 72 hours prior to the meeting, no vote by the Board of Directors will be taken, today.

4. Glenda P. pointed out that a "link to a link," at Woodlake.net, depicted another property owner (not present) in a video. The President instructed the webmaster to find the link involved and remove it from the website.

5. Robert T. reported that an unmanned aircraft has been seen "hovering" over the subdivision. The President pointed out that all aircraft and aircraft flights are regulated by a Federal agency (FAA) and not within the jurisdiction of the Property Owners' Association.

OFFICERS' REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

Current Balance: Appx. \$28,000

Architectural Control Committee (ACC) Report:

No report for this meeting.

Neighborhood Watch Program (NWP) Report:

No report for this meeting.

OLD BUSINESS:

Old business item regarding commercial vehicles was discussed in Members Forum #1, above.

NEW BUSINESS:

1. New business item #1 regarding confirmation of WPOA officers was not accomplished during this meeting.

2. New business item #2 regarding whether ACC policy will be that; *“the ACC (Architectural Control Committee) must evaluate whether any new construction will interfere with the lakeview of neighboring property owners and, if so, take steps to try to minimize that interference”*. The President instructed the ACC chairman to implement that Committee policy so that neighboring property owners aren’t “surprised” when new construction begins. Additionally, as a committee of the board of directors, the ACC must keep the Board well informed of all pending construction and the progress of ongoing construction.

3. New business item #3 regarding Woodlake “policy” concerning vehicle parking in the subdivision was addressed in Members Forum #2, above.

ADDITIONAL COMMENTS BY THE PRESIDENT:

1. Trailers of all kinds, parked within the subdivision, is another prohibition the Board of Directors will continue enforcing. The goal is to prevent trailers from being stored or parked on Woodlake properties and on Woodlake streets (active loading and unloading excepted). Some discussion about trailers followed. It was determined that trailers, of any kind, may not be parked on any lot in Woodlake Section One, IAW Section One restrictive covenant #1.02.

2. Vehicles exceeding the 20mph speed limit and dogs doing their “business” on other members’ property continue to be irritants for some property owners. Please do your part to minimize.

3. Our Sparta Volunteer Fire Department is looking for a board of directors’ member and a couple of volunteer firefighters. Call the President of the Sparta VFD board of directors. (Mr. Craig Thornton 817-889-1723)

FURTHER COMMENTS FROM THE BOARD:

None.

ADJORNMENT: this meeting was adjourned, by the President, at 6:14pm.

(Original Signed)

Tom Kirwan, Secretary/Scribe

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