



# Woodlake Property Owners Association

2019 Annual All-Members Meeting - Sunday, March 17, 2019

## **CALL TO ORDER:**

This meeting was called to order by the President, Bill K. at 2:01pm. at the Conference Room, 439 Water Supply Corporation, 6202 Sparta Road, Belton, Texas 76513.

OTHER BOARD MEMBERS PRESENT: Eric S. (Vice President), Mike G. (Treasurer), Bruce S. (Director), Jim Gardner (Director).

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

OTHER PROPERTY OWNERS PRESENT: 12 *additional* Woodlake property owners for a total of 19.

GUESTS PRESENT: President, board of directors, Sparta Volunteer Fire Department and the department's fire chief. Mr. Bill J. (WPOA advisor)

**OPENING REMARKS:** Bill K. formally opened the meeting welcomed everyone. He explained that Duane W. (board member) could not attend the meeting for personal reasons. Mr. King also explained that the term of service on the board of directors for Duane W. and for himself, both expire today. He further explained that both Duane W. and he, himself, have announced bids to run for reelection this year and both were placed on the official 2019 WPOA board of directors' ballot.

Bill K. noted that Dr. Chetan J. did recently resign from the board of directors for personal reasons. Jim G. was appointed to serve the remaining term of Dr. Chetan J.

The president then reported a serious injury of a Woodlake property owner and his related hospitalization. He asked neighbors to help the injured man's wife with yard work, as needed. He then welcomed a new property owner into the neighborhood.

The president reminded property owners that unpaid Association membership dues will be delinquent on the last day of March 2019 and subject to late fees.

Bill K. then noted the assistance of our County Commissioner, Precinct 1 (Russell Schneider) regarding prohibiting overnight parking of commercial trucks within the subdivision. He also pointed to the Commissioner's help with the repair of road damage at the intersection of Woodlake Circle and Blue Ridge Drive.

Lastly, the president commended the Sparta Volunteer Fire Department for their excellent service to the Woodlake subdivision and to the greater community, during the past year.

**GUEST SPEAKER:**

--Sparta Volunteer Fire Department Chief Mathew Mullins reported the status of the Sparta Volunteer Fire Department including personnel, equipment, training, and funding. The Chief also explained that, the new ambulance service for our community may result in greater response times. This means that the Fire Department's Emergency Medical Technician (EMT) trained personnel will be even more critical to our community, in the future. After the Chief's presentation, several Association members made much needed donations to our fire department resulting in a total \$1,805.

**DECLARATION OF QUORUM:**

A quorum of property owners was NOT declared for this meeting.

A quorum of board of directors (BOD) members WAS declared for this meeting.

**CONSENT OF BOARD OF DIRECTORS MEMBER APPOINTMENT:**

The president asked for and obtained board member endorsement of his appointment of Jim G. to fulfill the remaining term of Chetan J.

**MEMBERS FORUM:**

Property Owner Barb F. called attention to tree limbs overhanging the street on Woodlake Circle. The overhanging limbs are regularly hit by vehicles the height of a pickup truck and larger when they are traveling eastbound on this primary road into the subdivision. Larger vehicles frequently diverge into the oncoming lane to avoid the branches, thereby creating a traffic safety hazard. Bill K. said he will inspect the hazard and find a solution to the problem.

**APPROVAL OF THE MINUTES OF THE LAST ANNUAL MEETING:**

Hearing no changes, additions or deletions to the minutes of the March 18, 2018 Annual All-Members meeting, the board of directors voted to approve the minutes as published at Woodlake.net.

**OFFICERS' REPORTS, COMMITTEE AND PROGRAM REPORTS:**

**Treasurer's Report:**

Previous Balance: \$9,300.90

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Expenses:	-\$30,103.54
Legal	-\$26, 895.08
Admin. Advisor	-\$1,200.00
Bell County deputy	-\$100
Mowing/Maint.	-\$1200.00
Post Office Box	-\$82.00
Postage	-\$50.00

Property Taxes	-\$304.49
Utilities	-\$259.97
Returned check fee	-\$12.00
Deposits:	+\$39,153.05
Petty cash spent:	-\$00.00
Petty cash on hand:	\$12.64
Current Balance:	\$18,350.41
Dues Outstanding (approx):	\$4,300.00

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**Architectural Control Committee (ACC) Report:** The ACC Chairman, Howard S, reported that there were 3 Woodlake construction applications submitted during the past year. One was for a 6' privacy fence. One was for a new home on Key Largo. One was for a new home on Blue Ridge Drive. All three requests were ultimately approved by the ACC. One application (house on Blue Ridge Drive) was withdrawn by the property owner before construction had begun.

**Neighborhood Watch Program (NWP) Report:** The Neighborhood Watch Program coordinator, Howard S., gave a brief mention of Woodlake neighborhood watch activities. He noted that crime reports have been increasing in neighborhoods around us probably because of population growth in the area. Crime in Woodlake, however, has not risen during the past year, or so. He hopes we can keep it that way. Alert neighbors are the key.

#### **OLD BUSINESS:**

Parking issues update:

--We now prohibit overnight parking of commercial trucks in the entire subdivision. Overnight parking of commercial vehicles has been an irritant for several property owners in recent years.

--A few Woodlake Section One residents frequently violate their vehicle parking restrictions by parking their vehicles on the street, or on the right-of-way adjacent to the street, for longer than 12 hours. This has been a nuisance for some of their neighbors. Our residential subdivision roadways are not very wide and will not accommodate roadside parking for long periods. The board of directors will continue to enforce the 12-hour parking limit.

--Speeding violations are common on Water Works Road. Two recent accidents were reported on Water Works Road involving vehicles that lost control, left the pavement and veered onto private property. The president noted that several school children wait for school buses every morning at the intersection of Water Works and Woodlake Circle. He would like the board of directors to consider a small shelter for kids, so they are not as likely to stand on the road while waiting for their bus.

Legal issue update:

--Bill K. reported that the legal case regarding prohibited animals in the subdivision remains unconcluded despite progress we have made during the past year. A jury trial is scheduled for next month. The president offered to answer any questions about the case with the understanding that his answers may be limited by legal counsel's advice. There were no questions regarding this matter.

#### **NEW BUSINESS:**

Election of Board of Directors members: As in all years, two board of director's members' terms of service were scheduled to expire, this year. The two board members serving in those expiring terms were Mr. Bill K. and Mr. Duane W. Both of those board members announced their decision to run for re-election, this year. There were no other declared contenders. There were no "write-in" votes this year. So, by acclamation, both declared candidates were re-elected. Confirmation of appointments of Association officers (president, vice-president, secretary, treasurer) will occur during the next regular board of directors meeting.

#### **COMMENTS FROM THE BOARD:**

The President offered the other Board of Directors members the opportunity to make additional comments, as desired. There were none.

#### **COMMENTS BY THE PRESIDENT:**

1. Tennis courts renovation is still a priority for the board of directors. We plan to get back to that issue as soon as we can reduce our spending on other ongoing issues.
2. Bill K. announced that property owner and Architectural Control Committee chairman Howard S. was recently married. His wife's name is Jeanne.
3. The president made one more appeal for support of our Sparta Volunteer Fire Department, pointing to specific instances of the Department's emergency responses to our own subdivision. He said that, if any property owner did not attend this meeting and would like to contribute, please call the president of the fire department's board of directors for personal pick-up: (817) 889-1723
4. The president invited any property owner to attend any regular board meeting that will be scheduled during the following year. Agendas will be posted at Woodlake.net.

**ADJORNMENT:** Hearing no further matters of official business and hearing motions to adjourn, this meeting was adjourned, by the President, at 2:48pm.

Tom Kirwan  
WPOA Scribe

Published for record at [Woodlake.net](http://Woodlake.net) on 3 April 2019