



# Woodlake Property Owners Association

2018 Annual All-Members Meeting - Sunday, March 18, 2018

## **CALL TO ORDER:**

This meeting was called to order by the President, Bill K. at 2:00pm. 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), Chetan J. (Director) and Duane W. (Director).

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

**OTHER PROPERTY OWNERS PRESENT:** 16 *additional* Woodlake property owners for a total of 24.

**GUESTS PRESENT:** Members of the Sparta Volunteer Fire Department, a member of the Bell County Sheriff's Department and Craig T, representing Empower Bell County Texans were also present.

**OPENING REMARKS:** Bill K. welcomed everyone to the meeting. He introduced the two directors, Chetan J. and Duane W, who were appointed to the board since last year's "all members" meeting. They were appointed to take the place of board members who relocated from Woodlake during the year. Bill K. then introduced the guest speakers for this meeting.

## **GUEST SPEAKERS:**

--Sparta Volunteer Fire Department Chief Mathew Mullins reported the status of the Sparta Volunteer Fire Department including personnel, equipment, training, and funding. After the presentation, several Association members made much needed donations to our fire department resulting in a total \$2,615.

--Craig T, representing Empower Bell County Texans, offered members opportunity to sign a petition supporting that organization's efforts. Several members did sign.

## **DECLARATION OF QUORUM:**

A quorum was not declared for this meeting.

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

Hearing no changes, additions or deletions to the minutes of the March 20, 2016 Annual All-Members meeting, the President declared that those minutes were approved as published at Woodlake.net.

**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. Howard F. called attention to 2 recent fires that broke out in the vacant lot adjacent to his home. He noted Sparta Fire Department's quick response and described the apparent cause of the fires.
2. Danny C. asked about some ongoing grading and earthwork in the vacant lot adjacent to his lot near the end of Blue Ridge Drive. Mike G. explained that the work was being done to improve the lot by making it more accessible to mowing equipment and reduce erosion along the property line. The work was nearly completed.
3. Bill K. then introduced 2 new members of the Association who recently purchased a Woodlake property on Blue Ridge Drive. He asked them to introduce themselves.
4. A few meeting attendees asked about 6 large plastic bags of apparent grass/leaves that were left at the rear of Cliffs of Woodlake, lot #1. The board will communicate with the lot's owner to have them removed.
5. Joe G. called attention to speeders on Blue Ridge Road. The president reminded members that the 20mph Woodlake speed limit is critical because of road curves and frequent pedestrians. In case of speeding commercial vehicles, call the business to make a complaint. Also noted was that, notwithstanding TX DOT efforts to add stop lights and make the intersection of FM439 and Sparta Road less dangerous, it remains a major site of accidents and near accidents.

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

**Treasurer's Report:**

Previous Balance: \$11,693.42

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Expenses: -\$11,061.41

Legal	-\$9,030.68
Admin. Advisor	-\$1,200.00
Mowing/Maint.	-\$0.00
Post Office Box	-\$82.00
Postage	-\$62.02
Property Taxes	-\$304.50
Utilities	-\$257.21
Chargeback	-\$125.00

Deposits: +\$8,156.25

Pending deposits: +\$500.00

Pending payments: -\$00.00

Petty cash spent: -\$00.00

Petty cash on hand: +\$12.64

Current Balance: \$9,300.90  
Dues Outstanding: \$4,625.00

**Architectural Control Committee (ACC) Report:** The ACC Chairman, Howard S, reported that there were 5 Woodlake construction applications submitted during the past year. All of them were ultimately approved by the ACC. He also mentioned 3 ACC administrative changes.

**Neighborhood Watch Program (NWP) Report:** The Neighborhood Watch Program coordinator, Howard S., gave a brief mention of Woodlake’s neighborhood watch activities and Woodlake’s annual Neighborhood Night Out event which extends awareness and support to our fire department and police department. This year’s event will probably be in September.

**OLD BUSINESS:**

Legal issue update: Bill K. reported that the legal cases regarding prohibited poultry in the subdivision remain unconcluded. He is encouraged, however, that the district court and the State appellate court did rule in favor of the Woodlake Property Owners Association.

**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. Bruce Stokes and Dr. Chetan Jinadatha. Both board members announced their decision to run for re-election, this year. There were no other declared contenders. After a ballot count, 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.

--Duane W. asked residents to be conscious about vehicles traveling off the road pavement and onto the lawns of residents. In at least one case, irrigation sprinkler heads were damaged.

**COMMENTS BY THE PRESIDENT:**

1. The president noted the passing away of 3 prominent Woodlake residents during the past year.
2. The major expenditure that the board of directors is considering is renovation of our tennis courts. Plans will proceed when the ongoing legal case is finalized, and funds are secure.
3. Parking issues: Woodlake will continue to enforce parking violations on Woodlake lots which are prohibited by our deed restrictions. We will also continue to report parking violations on Woodlake roads (State parking violations) to the Bell County Sheriff department for enforcement.
4. Semi-tractor trucks/trailers and other commercial vehicles are sometimes parked overnight on our narrow, residential streets. The issue was discussed with attending property owners. The Bell County Sheriff’s office representative provided some much-appreciated advice concerning proper procedure for requesting designation as a “no overnight parking of commercial vehicles”

neighborhood. The board will create a petition against overnight parking of commercial vehicles in the subdivision. The petition must be signed by at least 25% of all Woodlake property owners and approved by the County Commissioners Court to become law. If so approved, Bell County will erect a sign at the entrance of Woodlake which will prohibit overnight parking of commercial vehicles.

5. Mr. Brian Falkenburg (Texas Wildlife Services) can assist those that may need help with vultures in the neighborhood. Also, help with poisonous snakes is available from Mr. Tim Cole (Austin Reptile Service).

6. No new cases of Oak Wilt were reported recently. Three different property owners reported that, last year, they each had to remove an Oak tree that had been a victim of Oak Wilt.

7. Very large piles of dog droppings have been noticed on the second half of Blue Ridge drive. Often on the pavement. This usually occurs early in the morning; before daylight. Please see that you carry and use a bag or scoop when you walk your dog.

8. Bell County Sheriff Department's "Vacation Watch" service focuses patrol activities on your home when you are gone for several days.

9. The president voiced his appreciation for the first responders of our volunteer fire department during the past year and encouraged our continued support and donations to the Sparta VFD.

**ADJORNMENT:** Hearing no further matters of official business and hearing motions to adjourn, this meeting was adjourned, by the President, at 3:06pm.

(Original Signed)

Tom Kirwan

Secretary/Scribe

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