



# Woodlake Property Owners Association

2017 Annual All-Members Meeting - Sunday, March 19, 2017

## 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) Nancy G. (Director). Robin R. (Director) was not able to attend.

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: 18 *additional* Woodlake property owners.

## GUEST SPEAKERS:

Sparta Volunteer Fire Department Chief Mathew Mullins reported the current status of the fire department including personnel, equipment, training, and funding. After the presentation, several Association members made much needed donations to our fire department.

## DECLARATION OF QUORUM:

A quorum was not declared for this meeting.

**MEMBERS FORUM:** The President asked whether any member property owners had an issue to discuss that was not already on today's meeting agenda. There were none.

## 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](http://Woodlake.net).

## OFFICERS' REPORTS, COMMITTEE AND PROGRAM REPORTS:

### Treasurer's Report:

Previous Balance: \$17,508.62

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Expenses: -\$13,220.58

Legal -\$11,210.84

Admin. Advisor -\$1,200.00

Mowing/Maint	-\$0.00
Post Office Box	-\$70.00
Postage	-\$87.77
Property Taxes	-\$282.26
Utilities	-\$264.71
Misc.	-\$105.00
Deposits:	+\$7,450.00
Pending deposits:	+\$750.00
Pending payments:	-\$77.68
Petty Cash Spent:	-\$31.98 (Basketball hoop)

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Current Balance:	\$12,378.38
Dues Outstanding:	\$4,375.00

**Architectural Control Committee (ACC) Report:** The ACC Chairman, Howard S, noted that there were 4 Woodlake construction applications submitted during the past year. All of them were ultimately approved by the ACC.

**Neighborhood Watch Program (NWP) Report:** The Neighborhood Watch Program coordinator, Howard S., gave a brief update concerning the National Community Emergency Response Teams (CERT) program in Woodlake. He also discussed 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 and will involve fire and law enforcement personnel driving the subdivision streets and meeting residents, as it did last year.

**OLD BUSINESS:**

Legal issue update: Bill K. reported that the covenant enforcement legal case regarding prohibited poultry in the subdivision remains unconcluded. He is encouraged, however, that the district court did rule in favor of Woodlake POA by deciding that the chickens must be removed from the subdivision and that the defendants must pay the POA’s related legal fees and court costs. The defendants subsequently appealed the district court’s decision. The State appellate court has not yet ruled on that appeal. Additionally, the defendants are pursuing an exception to the trial court’s original decision, in that same district trial court.

**NEW BUSINESS:**

Election of Board of Directors members: As in all years, two board of directors members’ terms of service were scheduled to expire, this year. The two board members serving in those expiring terms were Eric S. and Mike G. Both of these 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. 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.

Nancy G. noted that protecting the value of our properties is fundamental to the workings of the Association and, similarly, should be of importance to each individual property owner.

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

1. Bill K. reminded attendees that the community website, [Woodlake.net](http://Woodlake.net), is a dual function website. The left side of the home page has links to “official” documents and notifications that are posted by authority of the WPOA board of directors. The right side of the home page contains links to “unofficial” neighborhood news and information. Although, the board of directors does not govern postings on the unofficial side, it has authority, by agreement, to cause removal of any inappropriate posting.
2. The president voiced his appreciation for the first responders of our volunteer fire department and encouraged our donations to the Sparta VFD.
3. The president called special attention to the contributions of Mike G. (treasurer) Tom K. (secretary/scribe/webmaster) and Howard S. (ACC/neighborhood watch) during the past year, for the hours of routine work they donated each month to keep the Association running smoothly.
4. The president reminded members that the 20mph Woodlake speed limit is critical because of road curves and frequent pedestrians. Our neighborhood is particularly attractive to people who walk for exercise and pleasure and therefore may have more pedestrians than adjacent communities. Please help keep vehicle speeds to 20mph, or less.
5. The president noted that much progress has been made in recent years to keep the vacant lots of the subdivision mowed and healthy. He encouraged vacant lot owners to preserve this improvement.
6. The president acknowledged that several Woodlake property owners now have surveillance cameras in constant use. In addition to occasionally assisting law enforcement with crime investigations, these cameras regularly photograph nighttime critters such as foxes, raccoons, stray dogs/cats and, more recently, coyotes. Although there has been some rumors of feral hogs, none have been photographed, yet.
7. The president called attention to the Bell County Sheriff Department’s [“Vacation Watch”](#) service which focuses patrol activities on your home when you are gone for several days.
8. The president stated his pleasure working with the current board of directors and thanked each of them for their service to the Association.

**ADJORNMENT:** Hearing no further matters of official business and hearing motions to adjourn, this meeting was adjourned, by the President, at 2:43pm.

(Original Signed)

Tom Kirwan

Secretary/Scribe

Published for record at [Woodlake.net](http://Woodlake.net)