

# Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Saturday, April 28, 2012

**CALL TO ORDER:** This meeting was called to order by the President, Bill K at 4:08 pm. at 8045 Key Largo, Belton, Texas. OTHER BOARD MEMBERS PRESENT: Larry W (VP), Debra K (Secretary), Lizette S (Treasurer), Larry L and Robin R. A quorum was declared present. OTHER PROPERTY OWNERS PRESENT: Tom K (webmaster), Vicki B, J.M. S and Frances S.

**APPROVAL OF THE MINUTES:** Minutes of the April 8, 2012 Board meeting were approved by the Board as published at [Woodlake.net](http://Woodlake.net).

**VISITORS/CITIZENS FORUM:** Frances S addressed the Board about Johnson Grass growing on the hillside at the rear of lot 7/8 of Cliffs of Woodlake Phase II (replat). Frances S said the grass is very tall and inhibits her view of Belton lake. After some discussion, the owner of the property, present at the meeting, said he would take steps to alleviate the problem without further consideration by the Board.

## OFFICERS REPORTS AND COMMITTEE REPORTS:

### Treasurer's Report:

Previous Balance:	\$14,169.76
Deposits (Dues)	1,050.00
Expenses:	1,660.85>
legal fees	960.00
Insurance	640.00
utilities	32.10
maintenance	28.75
4/28/2012 Balance:	13,558.81

Twelve Association members have not yet paid their dues for this year. Two of those still owe for 2011 and for 2012 both. Certified letters will be sent, by the Treasurer, to those members who are delinquent.

Architectural Control Committee (ACC) Report: No report from the ACC chairperson. The President reminded the Board that the ACC is an activity of the property owners association and, as such, must be monitored by the board of directors. The Board must be aware and stay abreast of the actions and status of the ACC including the membership of the committee, construction plans submitted, approval/disapproval of plans, and progress of construction projects. There is currently a question about the membership of the ACC. The Board will expect an ACC activity report for each future BOD meeting, either oral or written.

Neighborhood Watch (NW) Report: No report from the NW coordinator. The President called attention to a recent vandalism reported at [Woodlake.net](http://Woodlake.net). He also called attention to the regular newsletter that is published by the NW coordinator. Board members, who were familiar with the

newsletter, offered positive feedback. The newsletter can be found at [Woodlake.net](http://Woodlake.net) and at [WoodlakeNeighborhoodWatch.com](http://WoodlakeNeighborhoodWatch.com)

## **OLD BUSINESS:**

1. Vicki B, an owner of CLIFFS OF WOODLAKE, BLOCK 001, LOT 31, addressed the Board concerning the Board's decision, during the April 8, 2012 meeting, that the several chickens/poultry on that property were in violation of Cliffs of Woodlake Restrictive Covenant # 12. Vicki B asked for reconsideration of that April 8 decision. After listening to Vicki B's comments and after asking her several questions, the Board went into executive session to reconsider their previous decision about the chickens/poultry. After coming out of executive session, the President of the Board summarized the decision made in that executive session: The Board decided, again, that the poultry and/or chickens on CLIFFS OF WOODLAKE, BLOCK 1, LOT 31 are in violation of Paragraph 12 of Cliffs of Woodlake Restrictive Covenants. Also, the Board decided to assess a special assessment (fine) against 4424 Blue Ridge Drive of \$5 per day, beginning June , 2012 if removal of the chickens/poultry is not confirmed by property owners before that date. Payment details will be sent to the property owners by certified letter.

2. The Board considered whether a Section 1 property (WOODLAKE SECTION ONE REPLAT, BLOCK 1, LOT 4/5) was still in violation of restrictive covenant #1.10 after some yard and landscaping work. The Board decided that the property does not, yet, meet the required standard, primarily because of a large stump at approximately center-front of lot #4. The stump is large and unsightly from the road and must be removed. A certified letter will be sent to the property owner.

3. The Board decided that a rebuilt retainer wall at WOODLAKE SECTION ONE REPLAT, BLOCK 1, LOT 27 was acceptable and this issue has been resolved. The Board decided that 3 other issues at the same property persist and must be addressed:

a- The *excess retainer wall stones* must be removed from the property or, placed in an area of the property which cannot be viewed of passers-by from Blue Ridge Drive or Piping Rock Road.

b- The *garage door* of the home must be kept closed when not being used. If that requires repairing the door, then that must be done.

c- The *truck* that is on the road right-of-way in front of the property must be moved. A vehicle may not be *stored* anywhere in front of the property. A vehicle may not be *parked* on the road or in the road right-of-way of the property for longer than 12 hours. Therefore, it must be used and moved more frequently than every 12 hours if it is to be parked on the road right-of-way.

## **NEW BUSINESS:**

1. The Board decided to remove Glenda Northam from the signature card of the property owner association's bank account because she is no longer serving with the Board of Directors. Bill King will be added as a signatory on that account because he is now serving on the Board.
2. The Board agreed to grant the owners of CLIFFS OF WOODLAKE PHASE II REPLAT, LOT 12 permission to park a motor home for 7-10 days on the street in front of that property. The property owner asked for a one-time exception to the ban against parking such a vehicle "overnight or for extended periods." The motor home was to be used by visiting relatives.
3. The Board decided to send a notice, via Woodlake.net, to all property owners about parking vehicles on the street or right-of way. Individual notices will follow, if necessary. Vehicles may not be parked on the roads or right-of-way (area next to the road) of the subdivision for longer than 12 hours at a time, unless special one-time permission is granted by the Board. The President will write a message to Woodlake residents and have it published at [Woodlake.net](http://Woodlake.net)
4. The Board decided to allocate \$35 to pay for an ad in the newspaper to promote the community yard/garage sale, May 4/5 2012. Nancy G will place the ad and submit payment receipt to the Treasurer for compensation. Debra K noted that unsold yard/garage sale items can be left in front yards after the sale so that our volunteer fire department can pick them up as donations for their own sale.
5. The Board decided to send a certified letter to the owner of CLIFFS OF WOODLAKE, BLOCK 1, LOT 2, about a section of that property that still needs to be maintained, after most of the property had been attended to. One section of the property still does not meet standards and needs to be cut/trimmed.
6. The Board decided that recreational vehicles parked in the driveway of CLIFFS OF WOODLAKE, BLOCK 1, LOT 25 must be stored in the ACC approved facility on the same property or, removed from the property. A certified letter will be sent to notify the property owner of the Board's decision.
7. The Board decided that a boat & trailer in the driveway of WOODLAKE SECTION ONE REPLAT, BLOCK 001, LOT 10 and a trailer stored on the right-of-way near the end of Woodlake Circle were in violation of Woodlake Section 1 restrictive covenants. A certified letter will be sent to notify the property owner of the Board's decision.
8. The Board agreed that Woodlake Section II properties were included in the original 205.14 acres of the subdivision. Therefore, the Board considers Woodlake Section II properties to be obligated to belong to the Woodlake Property Owners Association. The Board will proceed to alert Woodlake Section II property owners thereto, as properties are sold and ownership is

transferred, thereby "grandfathering" current owners so that no past Association dues are owed. A map, similar to the map used by Board members to confirm the boundaries of Woodlake Section II, is published at [Woodlake.net](http://Woodlake.net)

9. Bill K and Robin R will investigate whether 4406 Blue Ridge Drive and other properties adjacent to current Woodlake subdivision boundaries should be included in the subdivision and, therefore, the Woodlake Property Owners Association.

10. Agenda item for the next meeting: The Board will consider and decide whether it may use email and/or video conferencing to discuss/decide routine or administrative or time-sensitive matters and then report those decisions at the next Board meeting. Examples of such matters are initial and follow-up letters to property owners or, special permission to park vehicles. Those relatively minor, administrative decisions would then be declared at the next Board meeting and reported in the minutes of that meeting.

11. The Board decided to remove a non-specific "House for Sale" sign anonymously placed near the entrance of the subdivision.

12. The Board decided not to permit audio or video recording devices at Board meetings.

**COMMENTS FROM THE BOARD:** Larry W addressed the property owner of CLIFFS OF WOODLAKE, BLOCK 1, LOT 31. Larry W asked the property owner whether she has any proposal for the Board with regard to the Board's decision about the violation of Paragraph 12 of Cliffs of Woodlake Restrictive Covenants at that property. The answer was "no."

**ADJORNMENT:** This meeting was adjourned, by the President, at 6:12pm.

---

Debra Kirwan,  
Secretary  
Published for record at Woodlake.net