

Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Monday, April 2, 2012

CALL TO ORDER: This meeting was brought to order by the President, Bill K at 5:05 pm. at 8045 Key Largo, Belton, TX. **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, Mike B, Theresa R.

APPROVAL OF THE MINUTES: Minutes of the March 25, 2012 Board meeting were approved by the Board as published at Woodlake.net.

VISITORS/CITIZENS FORUM: No speakers.

OFFICERS REPORTS AND COMMITTEE REPORTS:

Treasurer's Report: No change from report published in March 25, 2012 meeting minutes. Current Balance: \$14,176.76

Architectural Control Committee (ACC): House plans were submitted and approved for a home to be built at 7101 Palisades Point (CLIFFS OF WOODLAKE PHASE II REPLAT, LOT 0010, ACRES .5)

Neighborhood Watch (NW): No report

OLD BUSINESS:

1. The Board acknowledged hearing from the owners of CLIFFS OF WOODLAKE, BLOCK 001, LOT 31, during the March 25, 2012 Board meeting, concerning a reported violation of Cliffs of Woodlake Restrictive Covenant # 12 on that property. Today, the Board voted on whether several chickens on the property were "poultry" as prohibited by Cliffs of Woodlake restrictive covenant #12. The Board decided, unanimously, that the chickens do constitute a violation of restrictive covenants. Subject property owners were present. They were offered the opportunity to address the Board, again, at the next meeting, if they wish. The President explained to the property owners that they had 30 days to find a home for the chickens.

2. The Board considered whether a Section 1 property (WOODLAKE SECTION ONE REPLAT, BLOCK 001, LOT 0005) was still in violation of restrictive covenant #1.10 after some yard and landscaping work. The Board had previously visited the property to view the work done. The Board decided that the property does not, yet, meet the required standard. Several issues still need to be addressed. The Board decided to suspend immediate follow-up action on this matter. The Board wants to give the property owner more time to comply.

NEW BUSINESS:

1. The Board decided that the retainer wall configuration at WOODLAKE SECTION ONE REPLAT, BLOCK 001, LOT 0027 was not acceptable and needed to be rebuilt or removed. The property owner was currently taking some action to rectify the situation. The matter will be suspended until the next Board meeting. This will give the property owner ample time to create new construction plans and submit them to the Architectural Control Committee.

2. The Board decided to establish and publish a new policy with regard to yard/lot maintenance. The policy will provide for the following enforcement steps:
 - a- An informal email reminder that yard/lot maintenance is required; with a 7 day suspense.
 - b- A formal letter from the Board, sent certified and return receipt; with a 14 day suspense.
 - c- The Board will contract to do the yard work and invoice the property owner for payment.A policy note will be included that makes it clear that all lot owners must maintain the area of their lot near the street called the right-of-way. Woodlake POA will not pay to mow/trim these areas, next to the street.

This new policy will be finalized and published at Woodlake.net before the next Board meeting.

3. The Board agreed to use the legal descriptions of properties in minutes of Board meetings, when referring to restrictive covenant violations. The Board agreed to avoid using names of property owners in the meeting minutes.

ADJORNMENT: This meeting was adjourned, by the President, at 6:24pm.

Debra Kirwan,
Secretary