



Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Sunday, April 7, 2013

CALL TO ORDER: This meeting was called to order by the President, Bill K at 5:01pm. at 8045 Key Largo, Belton, Texas.

OTHER BOARD MEMBERS PRESENT: Larry W (Vice-President), Tom K (Secretary/Webmaster), Lizette S (Treasurer), Robin R (Director) and Larry L (Director).

COMMITTEE AND PROGRAM LEADERS PRESENT: None

OTHER PROPERTY OWNERS PRESENT: Frances & J.M. S, Mike & Nancy G, Debbie K (administrator [Twitter.com@WoodlakeBelton](https://twitter.com/WoodlakeBelton))

DECLARATION OF QUORUM: The President declared a quorum for this meeting, based on the Board members present.

(At this time, the President decided to take up item #1 under OLD BUSINESS in the agenda: Election of Officers. Please see the description of that item on page 2 of these minutes)

VISITORS/CITIZENS FORUM: The President offered time for anyone to speak about any matter not already on the agenda. No one asked to speak at this time.

APPROVAL OF THE MINUTES OF THE LAST BOD MEETING: Minutes of the January 27, 2013 Board of Directors meeting were approved as published at Woodlake.net.

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

3/08/2013 Balance: \$11,019.09

Deposits (Receipts): \$1,425.00 dues received

Expenses: (\$ 37.49) for utilities

4/07/2013 Balance: \$12,406.60

--The Treasurer reported a recent purchase of office supplies (\$55.92). This expenditure was approved by the Board for reimbursement.

--The Treasurer noted that several property owners are delinquent with regard to payment of their Association dues. The Treasurer will initiate formal collection efforts against those property owners.

--The Treasurer will obtain a quote for a liability insurance policy for the tennis courts area.

Architectural Control Committee (ACC) Report: In the absence of the ACC Chairman or another ACC representative, the President briefed a change to a recent construction request which was submitted to the ACC. The construction request for the stone fence/wall at 7101 Palisades Point has been revised by the property owner. The revision primarily involves a double retaining wall on the south side of the property in order to create a terracing of the land on that side of the property.

Neighborhood Watch Program (NWP) Report: No report. Recent neighborhood watch activities are posted at WoodlakeNeighborhoodWatch.com.

OLD BUSINESS:

1. The Board elected officers of the Woodlake Property Owners Association (President, Vice-President, Secretary and Treasurer). The Board re-elected each of the officers who were currently filling those positions. Bill K. was re-elected president. Larry W. was re-elected vice-president. Tom K. was re-elected secretary. Lizette S. was re-elected treasurer. The vote was unanimous. Officers are elected for a one year term.
2. The Board was prepared to hear from two property owners in Cliffs of Woodlake with regard to the Board's notice of violations of restrictive covenants on their property, including a covenant that regulates the kind of animals that may be kept on the property. Those property owners were not present at this meeting and did not send a representative. No vote was taken and no decision was made with regard to this matter.

NEW BUSINESS:

1. The Board reviewed a contract for services and a draft policy manual for the Woodlake Property Owners Association submitted by Bill Jones, Commissioner, Texas Real Estate Commission. After an executive session discussion, the Board decided to delay a vote on acceptance of Mr. Jones' offer of his services until the President and Secretary can meet with Mr. Jones to work out certain details of both the draft contract and the draft policy manual. This matter was tabled until the next meeting of the Board.
2. The Board decided whether the Association will contribute to the cost of materials for a new fire hydrant near the end of Blue Ridge Drive. Installation of the hydrant will be accomplished by 439 Water Supply Corporation at no additional cost to Woodlake property owners. Materials for the new hydrant will cost \$3,107 and must be paid by Woodlake property owners. The Board voted to contribute \$500 to the cost of the materials; payable on completion of the installation. The remainder of the cost of materials will be paid by certain property owners on Blue Ridge drive that will most benefit from the new hydrant. Dave P, Blue Ridge Drive, is coordinating this action.
3. The Board considered whether the Association could assist the [Sparta Volunteer Fire Department](#) by helping them obtain a parcel of land on which to build new fire station facilities. The fire department has identified a business that may be willing to donate the building necessary to house a new station but, a parcel of land is needed on which to place the donated structure. The Board considered "common areas" of the Association and any other way that the Association may be of help. No decision was made and the issue was tabled, indefinitely.

COMMENTS FROM THE BOARD: None.

ADJORNMENT: This meeting was adjourned, by the President, at 6:31pm.

Tom Kirwan, Secretary

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