

# Woodlake Property Owners Association

Board of Directors Meeting - Sunday, August 7th, 2011

This meeting was brought to order by the President, Keith Lee, at 4:02 pm.

Board members present: Keith Lee (President), Larry Wolf (Trustee), Bill King (Trustee), Gary Degelo (Treasurer) and Glenda Northam (Secretary).

Other property owners/residents present: Howard Swaim (ACC & Neighborhood Watch), Lizette Swaim and Tom Kirwan (webmaster).

## **TREASURER'S REPORT:**

The Association has \$11,433 in the treasury. Some minor invoices will be due, soon. A large percentage of Association dues (40-50%) for the 2011 calendar year have not yet been collected. The Board agreed to put tennis court renovations, which could cost as much as \$8000, on "hold," until we know we have enough funds to meet other obligations for the year.

## **OLD BUSINESS:**

President Keith Lee pressed for a vote on several important but difficult and persistent issues of old business. After short discussion and debate on the following issues, decisions were made as follows:

The Board voted to send clear, specific invoices to the property owners from whom 2011 dues have not yet been collected. The Board does not fault the 40% to 50% property owners who have not yet paid. The high arrears rate, this year, was apparently the result of no specifically addressed invoices being mailed out by the Board. The Board voted to send invoices to property owners in arrears, as soon as possible. So ordered.

The Board discussed and debated a proposal to consider membership in the Woodlake Property Owners Association voluntary rather than mandatory. The Board voted to keep Association membership mandatory for all Woodlake Property Owners.

Although there was some debate between Board members about the proper legal name of the Property Owners Association, the Board voted to continue to conduct regular business as the "Woodlake Property Owners Association" until the legal name issue can be resolved by legal advice. During the week of 15-19 August, Board members will meet with attorney Thomas Baird of Temple Texas for a legal opinion about which name the Association should use to conduct business. Mr. Baird was instrumental in the formation of the Woodlake Property Owners Association and our restrictive covenants (deed restrictions).

In past meetings, the Board agreed that restrictive covenant (deed restriction) reform is desirable and necessary. Recently, covenant reform steps have not been acted upon because of other pressing business. The Board confirmed that certain covenant reform is essential and a single covenant of Cliffs of Woodlake section must be changed before November 27th 2011 in order to facilitate further changes to all Woodlake covenants. The Board will soon ask residents of Cliffs of Woodlake to approve that single change to their covenants. (For an explanation of covenant reform efforts, visit [Woodlake.net](http://Woodlake.net) and click on *Woodlake Covenant Reform Efforts* on the left side of the page).

#### **NEW BUSINESS:**

Gary Degelo announced his resignation from the Board of Directors for personal reasons. Lizette Swaim, (7100 Palisades Point) was appointed by the Board to take Mr. Degelo's place on the Board of Directors until the March 2012 "all members" meeting, when Mr. Degelo's term would expire. Mrs. Swaim also agreed to perform as Treasurer for that period since Mr. Degelo was performing that function. She was appointed treasurer. The Board thanks Mr. Degelo for his service on the Board of Directors and for his service to the Woodlake community. The Board welcomes Lizette Swaim and thanks her for volunteering to serve the community. Mrs. Swaim comes with accounting and bookkeeping experience and expertise.

Howard Swaim addressed the Board about progress he and Mark Smith are making with the revitalized Woodlake Neighborhood Watch Program. Organizational structure of neighborhood watch volunteers, improved video surveillance and improved Neighborhood Watch signage were discussed. Since several Woodlake homes have video surveillance security systems, the Board approved Neighborhood Watch officials placement of a sign warning of video surveillance security. The official website of the Woodlake Neighborhood Watch Program is [WoodlakeOnline.org](http://WoodlakeOnline.org). If you would like to help with the Woodlake Neighborhood Watch Program, please send a note to [Woodlake@ymail.com](mailto:Woodlake@ymail.com)

The date/time of the next meeting of the Board of Directors will be determined. It will be announced at [Woodlake.net](http://Woodlake.net) when decided.

This meeting was adjourned, by the President, at 5:55pm.