

Woodlake Property Owners Association

Board of Directors Meeting - Sunday, January 29, 2012

CALL TO ORDER: This meeting was brought to order by the President, Keith Lee, at 3:03 pm. at 8045 Key Largo, Belton, Texas. MEMBERS PRESENT were: Keith Lee (President), Larry Wolf (Trustee), Bill King (Trustee), Glenda Presley (Secretary) and Lizette Swaim (Treasurer). Mark Smith (Vice President) was not able to attend this meeting. Other property owners/residents present: Tom Kirwan (webmaster), Debra King (Twitter administrator), Debra Kirwan (7009 Palisades Point), and Howard Swaim (Woodlake Neighborhood Watch Coordinator and Architectural Control Committee Chairman).

APPROVAL OF THE MINUTES: Minutes of the December 3rd, 2011 WPOA Board meeting were approved by the Board as published at Woodlake.net.

OFFICERS REPORTS AND COMMITTEE REPORTS: None

TREASURER'S REPORT:

FINANCIAL REPORT: 12/03/11 to 1/29/12

12/03/11 bank balance: \$11944.29

Deposits: \$450.00

Expenses:

-TXU	58.31	
-mowing	160.00	
-returned ck	75.00	
-returned ck fee	6.00	(299.31)

Balance as of 1/29/12: \$12094.98

DUES OWED and in arrears: \$300

OLD BUSINESS:

1- The Board recognized Mr. Howard Swaim as the official Neighborhood Watch coordinator in light of the recent resignation of Mark Smith, the previous coordinator. Mr. Smith and Mr. Swaim had been serving as co-coordinators of the Woodlake Neighborhood Watch program. Mr. Swaim provided the Board with a brief update regarding the program. He also announced his plans for a guest speaker at the Annual All members meeting, in March. The guest speaker will be from the Bell County Sheriff's office and discuss the Neighborhood Watch program in Bell County.

2- The Board heard from chairman Howard Swaim of the Architectural Control Committee (ACC) concerning a request for a waiver to a building setback requirement with regard to a decorative stone wall being constructed on Blue Ridge Drive. Since a portion of the wall apparently infringes on the road's right-of-way which is governed by Bell County, the Board decided not to approve completion of that part of the wall until and unless the property owner provides the chairman of the ACC written approval, from the County, to proceed with construction of the wall. The property owner will be given 30 days to obtain the written permission or dismantle the portion of the wall in question. A letter will be sent to the property owner, indicating same.

3- The Board still needs a few signed/notarized affidavits from Cliffs of Woodlake Phase II property owners to complete ongoing legal fixes. Completion of the legal work will help ensure that membership in the Woodlake Property Owners Association will remain mandatory and Association actions will remain legally defensible. One more effort will be made by Board members to obtain the needed affidavits so that they can be submitted to our attorneys and complete legal actions.

NEW BUSINESS:

4- The Treasurer will investigate the need to make annual, online reports to the Internal Revenue Service. Since the Woodlake Property Owners' Association Inc. is non-profit, the Corporation is not liable for any Federal taxes. There may be, however, a requirement to officially declare that the Corporation had no taxable income, each year.

5. The Board voted, unanimously, to accept the resignations of two Board of Directors members. Both Mark Smith and Glenda Presley sent notice of their resignations, by email, since the last meeting. Both, Mr. Smith and Ms. Presley resigned for personal reasons pertaining to the time they have available to dedicate to Board duties. The Board recognized that both Mr. Smith and Ms. Presley contributed hugely to the operations of the Board in recent months. Both members, however, decided that their personal schedules won't make it possible to make a similar contribution in the future.

6. The Board decided to exercise its prerogative under Section 7.6 of the Woodlake Property Owners Association by-laws and appoint Association members to fulfill the terms of the two resigned Board members. Debra Kirwan (7009 Palisades Point) was nominated and appointed to fulfill the term of Glenda Presley. Lizette Swaim (7100 Palisades Point) was nominated and appointed to fulfill the term of Mark Smith. Mrs. Swaim was already serving on the Board as replacement for resigned Board member, Gary Degalo. Mrs. Kirwan will perform the duties of Secretary and Mrs. Swaim will continue to perform the duties of Treasurer. Both Mrs. Kirwan and Mrs. Swaim now have 2 years and 2 months remaining in the terms to which they were appointed. Larry Wolf's duties were changed from trustee to vice-president, by unanimous vote.

7. The Board confirmed that two members of the Board of Directors who will be replaced during the All Members Meeting, in March. This year, property owners will vote to fill Keith Lee's expiring 3 year position and Gary Degalo's (original) expiring 3 year position. Nominations or applications for these two elected positions will be accepted before or during the annual meeting. Nominations/applications may be submitted to any Board of Directors member. Note that candidates elected to the Board will not be appointed to fill any officer position (president, vice-president, treasurer, secretary) until the April meeting of the Board.
8. The Board scheduled the 2012 Woodlake Property Owners Association Annual meeting for Sunday, March 18th, 3-5pm. Optional dinner will follow from 5-6pm. After comparing the cost of two suitable locations in Belton for the meeting, the Board decided on a private convention room offered by Schoepfs BBQ, 702 E. Central Avenue.
9. The Board decided that some brighter and more energy efficient lamps would look better on the "Woodlake" lighted sign, at the front entrance of the subdivision. That upgrade will be completed by Tom Kirwan at no cost to the Association.

ANNOUNCEMENTS: The date/time of the next meeting of the Board of Directors will be the Annual All Members meeting on March 18, 2012, 3-5pm, Schoepfs BBQ, unless a special meeting is called, sooner, by the President. All property owners are invited to this meeting. Important decisions will be made.

ADJORNMENT: This meeting was adjourned, by the President, at 5:07pm.

Debra Kirwan, Secretary