



# Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Saturday, July 19, 2014

**CALL TO ORDER:** This meeting was called to order by board member and president, Bill K. at 2:01pm at 8045 Key Largo, Belton, Texas.

**OTHER BOARD MEMBERS PRESENT:** Larry W (also Vice-President), Robin R., and Bruce S.  
**ASSISTANTS (NOT BOARD MEMBERS) PRESENT:** Tom K. (Scribe and webmaster).

**GUEST PRESENT:** Bill J. (administrative consultant)

**COMMITTEE AND PROGRAM LEADERS PRESENT:** Howard S. (Chairman, ACC and Coordinator, neighborhood watch program)

**OTHER PROPERTY OWNERS PRESENT:** Frances & J.M. S, Vicki B, Nancy G, Mike G, Michael G, Gene P, John P, Robert T, Connie S, Theresa R, Barbara J, Pieter and Deborah D, Mary Ann D, Dave P, Christopher N, Howard F, and Debbie K (administrator <https://twitter.com/WoodlakeBelton>),

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

**VISITORS/CITIZENS FORUM:** The President offered time for anyone to speak about any matter not already on the agenda. There were none.

**APPROVAL OF THE MINUTES OF THE LAST REGULAR BOARD MEETING:** After some discussion from a property owner about whether there may have been a miswording in the previous Board meeting minutes, the Board voted to approve the minutes of the July 28, 2013 Board of Directors meeting as published at [Woodlake.net](http://Woodlake.net).

## OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

### Treasurer's Report: 19 July 2014

Balance as of 3/16/2014: \$8059

---Deposits: \$3350

---Expenses: \$3009.62

    Utilities:                   \$85.00

    Mowing/Maintenance: \$125.00

    Legal:                       \$2799.16

Balance as of 7/19/14: \$8399.88

Additional financial information (as of 1 July 2014):

---Payables: \$00.00

---Receivables: \$4300.00 (special assessments for covenant non-compliance action)

The Board of Directors voted to approve this financial report.

**Architectural Control Committee (ACC) Report:** No report.

**Neighborhood Watch (NW) Program Report:** Our annual Neighborhood Night Out get-together is based on the [National Night Out](#) which brings members of a neighborhood together for crime prevention and fire safety awareness. Woodlake's event will be held in early October, 2014. Property owners who have planning suggestions or just want to help with this year's event are asked to contact Howard S, our neighborhood watch coordinator. Debbie K and Nancy G and Teresa R volunteered to help plan this year's event.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

1. The Board acknowledged that a few residents may be violating the prohibition against parking on Woodlake streets for excessive periods (longer than 12 hours). Particularly noted in Section 1 (covenant #4.03). After some discussion, the Board agreed that, if no complaints are received from Woodlake residents, the Board will not proactively enforce those specific parking time limits.
2. The Board considered policy regarding how letters to the Board of Directors should be sent/delivered. The Board voted to approve a new policy regarding communications to the Board or the ACC. Such communications should be mailed to the official P.O. Box (P.O. Box 1904, Belton, Texas 76513) or emailed to Woodlake.net@gmail.com or hand delivered to the Scribe or President Monday through Friday 9 AM to 4 PM.
3. The Board considered whether the southernmost portion of Cliffs II, lot #8 (steep hillside) violates required mowing standards (Cliffs II covenant #28). During the previous regular Board meeting, the Board concluded that "*certain steep hillside or cliff-side areas may be too impractical or too dangerous to maintain as other portions of yards are expected to be maintained*". After considerable discussion by Board members and input by several attending property owners, the Board decided that because of the degree of slope and the hazards of operating mowing equipment on the slope on the southernmost portion of Cliffs II, lot #8, that property owner will not be held in violation of the covenant. Although another home owner offered to help cut this particular hillside, the Board made it clear that it was not going to enforce the mowing standard in this case or on similar steep hillsides, in the future.
4. The Board considered previous board member appointments/resignations and officer assignments. The Board voted to confirm Bill K's position as president of the Association and Tom K's position as the Association's scribe. The Board acknowledged receiving letters of resignation from 2 Board of Directors members: Board member and Secretary Tom K. and Board member and Treasurer: Lizette S. Each of these letters of resignation cited health reasons. The Board voted to accept and confirm those previous

resignations. The president nominated Michael G. and Eric S. as Board member replacements. Both of these two Woodlake property owners previously agreed to replace departing Board members, if approved. The Board voted to appoint both Michael G. and Eric S. as Board members, effective this date. Michael G. agreed to perform Treasurer duties, for the Association.

5. The president outlined the general status of the Woodlake property Owners Association, particularly in light of current legal proceedings and financial standing. Specifically, what began more than 2 years ago as a basic covenant enforcement action regarding prohibited animals, has been complicated by resistance and appeals to Federal and State Government agencies. This has resulted in significant outlays of time, effort and funds for administrative and legal fees. The president noted that the Board has made 3 previous attempts to work with this property owner to discuss a reasonable accommodation regarding the prohibited animals, with no response from that property owner. (See BOD Minutes April 7, 20-13 Old Business item #2, January 27, 2013 New Business item #3, and May 19, Visitor's Forum item #3.) A fourth attempt to reasonably accommodate that same property owner has recently been submitted by our attorney. At the same time, the entire matter is being litigated in State District Court. The Board could not make an accurate assessment of the amount of time or funds that will be required before the matter is finally adjudicated and concluded.

**FURTHER COMMENTS FROM THE BOARD:** The President thanked Tom K. and Lizette S. for their years of exceptional service to the Board. He also thanked Michael G. and Tom K. for volunteering to help mow the "common areas" of the subdivision, in an effort to conserve WPOA funds.

**ADJORNMENT:** This meeting was adjourned, by the President, at 3:54 pm.



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Tom Kirwan, Scribe

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