



Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Sunday, July 28, 2013

CALL TO ORDER: This meeting was called to order by the President, Bill K. at 5:02pm. at 8045 Key Largo, Belton, Texas.

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

COMMITTEE AND PROGRAM LEADERS PRESENT: Howard S. (Chair, ACC and Coord, NW)

OTHER PROPERTY OWNERS PRESENT: Frances & J.M. S, Vicki B, Nancy G, Bruce S, Keith L, David & Glenda P, 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.

VISITORS/CITIZENS FORUM: The President offered time for anyone to speak about any matter not already on the agenda.

1. **Shrub beds:** Frances S. asked who is responsible for the maintenance of a shrub bed on each side of the Woodlake subdivision entrance area. The President explained that, in the past, property owners voluntarily got together to accomplish trimming and maintenance of those beds. Frances S. suggested that the Association begin paying someone to do the job when volunteers are not available. The Board declined to add the proposed new expenditure to the budget, at this time. The President asked that volunteer property owners visit the subdivision entrance area and attend to any needed grooming. The President noted that our mowing contractor was doing a good job keeping that entrance area mowed.

2. **Lawn maintenance:** Frances S. read a prepared statement aloud, during the meeting, and asked that her statement be added to the minutes of this meeting. Added as enclosure.

2. **Trailer:** David P. asked why a report was made, to Bell County Sheriff, about an abandoned and unregistered trailer at the end of Woodlake Circle. David said the trailer was his. The President explained that the trailer was sitting next to the roadway, with expired temporary registration, it had no other identification to show who owned it, and it distracted from the appearance of that portion of the Woodlake Section 1 subdivision.

3. **Cigarette butts:** Vicki B. brought two freezer bags of cigarette butts to the meeting and explained that she had picked them up from along the sides of Woodlake roads. Vicki explained her concern about a fire risk when people dispose of their butts at the side of the road. She asked the Board to encourage people not to smoke and drop their butts at roadside.

4. **Tree cuttings:** Francis S. and Glenda P. called attention to tree cuttings that were piled on a property near the end of Woodlake Circle. They asked about getting those logs and branches removed from the property. The President explained that Board action was already being taken to have the wood removed from the property. He also noted that the property owner had begun the removal process, within the past few days, with a major burn of much of the logs and brush.

5. **Security cameras:** J.M. and Frances S. complained about cameras they saw on a neighbor's lot. The lot owner explained that they were security cameras.

APPOINTMENT OF DIRECTOR: At this time, the President decided to take up item #6 under NEW BUSINESS of the agenda: Election and appointment of a Director to replace the recent loss of Larry L. because of the recent sale of Larry's Woodlake property. Directors must be Woodlake property owners. The Board considered a nomination of Bruce S. from Piping Rock, in Woodlake Section 1. Bruce S. was unanimously elected. He was declared a Director, by the President. The Secretary acknowledged Bruce S. as a voting member of the Board, beginning at that time. The current term of Bruce S. will end in March 2015.

APPROVAL OF THE MINUTES OF THE LAST BOD MEETING: Minutes of the April 7, 2013 Board of Directors meeting were approved as published at Woodlake.net.

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report: 28 July 2013

Previous Bank Balance	\$12,406.60
Receipt Deposits	900.00
Total Expenses:	(2024.62)
utilities:	117.03
office supplies:	122.98
mgmt agency:	569.61
grounds maint:	715.00
fire hydrant:	500.00 (WPOA contribution towards new fire hydrant)
7/28/13 Bank Balance:	\$11,281.98

Architectural Control Committee (ACC) Report: One recently requested construction project is now finished (a new retaining wall system in the back yard of a home on Blue Ridge Drive). A second recently requested construction project (a major deck renovation, also on Blue Ridge Drive) is ongoing but, nearing completion.

Neighborhood Watch (NW) Program Report: The second of two Woodlake Neighborhood Watch leader conferences was successfully completed this month. NW materials were passed to property owners this month. Other recent NW activities, including newsletters, are posted at WoodlakeNeighborhoodWatch.com.

OLD BUSINESS:

1. **Contract for certain admin services:** The Board decided, by unanimous vote, to ratify and confirm the President's decision to sign a contract for services with Bill Jones of Accent Real Estate Services for

administrative assistance with several matters including administering the processes outlined in the WPOA Policy Manual which defines the operating procedures for the POA.

NEW BUSINESS:

1. **Dumping ground:** The Board considered what constitutes a “dumping ground” in Woodlake as prohibited by certain restrictive covenants. Board members unanimously decided that adding certain natural materials to a lot does not constitute using that lot as a “dumping ground.” Naturally occurring materials such as leaves, cut grass, tree branches, dirt and stone materials including such man-formulated stone materials as concrete and brick fill will not be considered “dumpings” as prohibited by our restrictive covenants.

2. **Maintenance of hillsides and cliff-sides:** The Board considered its enforcement policy with regard to mowing and trimming grass and weeds that grow on steep hillside or cliff-side areas of Woodlake. Directors voted unanimously 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. Also, hillside and cliff-side areas that are not viewable from the street may call for less of a standard of maintenance. Since hillsides and cliff-sides in Woodlake vary widely in terms of their suitability for using mowers and trimmers and they also vary widely with regard to their view from the street, the requirement for keeping them mowed and trimmed will have to be addressed on a case by case basis by the Board as complaints arise.

3. **Garage Sales:** The Board decided that an occasional garage/yard sale by a Woodlake property owner is not a “business” as automatically prohibited by our restrictive covenants. Likewise, an occasional “garage sale” sign for an occasional sale is not a prohibited sign. The President pointed out that a garage or yard sale *could* become a prohibited business if it was conducted frequently enough by the same property owner. Although it is not necessary to obtain permission from the Board to have a garage sale, it would be a good idea to let the Board know about a pending sale.

4. **Other Covenant violations:** A shed was recently constructed in the back yard of a property on Blue Ridge Drive. The Chairman, ACC reported that no plans for construction of the shed had been submitted or approved by the ACC. The Board will formally notify the property owner that plans for the shed must be submitted and approved by the ACC and alterations to the structure may be required.

FURTHER COMMENTS FROM THE BOARD: None.

ADJORNMENT: This meeting was adjourned, by the President, at 6:34 pm.

Tom Kirwan, Secretary

Published for record at Woodlake.net

Enclosure

Enclosure to Minutes of July 28, 2013 BOD Meeting:

This statement is being read at the WPOA Board of Director's meeting on July 28, 2013 regarding a pending Board of Directors vote on New Business Agenda item #3. We request this statement be attached to the minutes.

J.M. and I strongly reject the premise that only areas "viewed from the road" need to be maintained. The Covenants are clear and state that "The owners or occupants of all lots at all times shall keep weeds and grass thereon cut in a sanitary, healthful and attractive manner." It seems obvious that prepared lots in direct view of the living areas of a neighbor's home should necessarily meet this Restriction.

We are sad that we have had to complain about a Board Member's lot several times in the past 2 years. It seems that the Board of Directors should set the example in following the letter of the law as set forth in the Restrictive Deed and Covenants.

We view this lot from almost every room in our house. The back yard is unsightly due to weeds and Johnson grass that sometimes reach a height of 6 feet tall, blocking our lake view as well as seeding our own steep back yard with unwanted weed seeds.

This lot initially had a landscaped back hill that was planted with a low growing, spreading ground cover and erosion prevention landscape cloth. The landscape plan was approved by the Architect Control Committee and implemented by the bank, the former owner of the property, for the cost of approximately \$8,000. The contours of this hill are steeper than the natural contour of the land. The original builder created the back yard after the home was built by trucking in tons of fill and rock, despite lacking ACC approval for such work.

The current owners failed to maintain the approved landscape plan and allowed the hill to seed over with invasive, non-native grasses and weeds. They did keep the grass and weeds trimmed with power equipment until last year when they lapsed on upkeep.

We urge the BOD enforce the Covenants as written and require the maintenance of those lots in direct view of their neighbor's homes.

J.M. and Frances Saxon