

Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Saturday, June 30, 2012

CALL TO ORDER: This meeting was called to order by the President, Bill K at 4:08 pm. at 8045 Key Largo, Belton, Texas. **OTHER BOARD MEMBERS PRESENT:** Debra K (Secretary), Lizette S (Treasurer) and Robin R (Director), Larry L (Director). Larry W (VP) was out of State and did not attend this meeting. A quorum was declared present. The President agreed to vote on all Board matters, this time, since there would be an even number of votes without his vote. **OTHER PROPERTY OWNERS PRESENT:** Tom K (webmaster), Vicki B, Connie S, Barb J, Nancy G, Christopher N and Fanny N.

VISITORS/CITIZENS FORUM:

There were no property owners or visitors who asked to speak at this time.

APPROVAL OF THE MINUTES OF THE LAST MEETING: Minutes of the May 19, 2012 Board meeting were approved by the Board, as published at Woodlake.net.

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

Deposits:	825.00
Expenses:	<847.33>
Maintenance	\$450.17
TXU	59.88
Post Office	44.75
Garage Sale ad	36.53
Ret check & fee	156.00
Petty Cash	100.00
6/30/2012 Balance:	\$13536.58

Eight property owners still owe Association dues for 2012. The Treasurer will continue collection efforts. One owes for 2 years. A lien on that property will be considered, if collection efforts continue to fail.

Architectural Control Committee (ACC) Report:

- 1- An improvement to an existing back patio was approved for the property at 4494 Blue Ridge Drive, allowing it to be covered and screened-in.
2. A change to the construction plans for 7101 Palisades Point was approved. The minor change allowed for a section of the back porch to be constructed as an enclosed sunroom.

Neighborhood Watch Program (NWP) Report: Woodlake's annual "Neighborhood Night Out" will probably be scheduled around the similar National & Texas event, the first week of October. The Woodlake Neighborhood Watch Program coordinator, Howard S, requests ideas from property owners for this year's event. Last year's event included food, live music, fire department reps, police department reps, and a survival/security display.

OLD BUSINESS:

The Board considered a written legal opinion obtained by the President with regard to Woodlake Section II property owners being required to be members of the Woodlake Property Owners Association. Legal counsel summarized that, since Woodlake Section II was developed by a different developer than were the other sections of Woodlake, Section II property owners were not required to be members of the property owners association. The Board agreed to accept the legal opinion without further action on the matter. The Board also agreed to compensate the President for \$150 he spent obtaining the legal decision for the Board. The Board instructed the webmaster of Woodlake.net to post the one-page legal summary document, minus certain personally identifying information, in the "official" section of the website.

NEW BUSINESS:

1. The Board voted to confirm its consensus, previously arrived at by telephone and/or email, to send a certified letter to a the owner of Cliffs of Woodlake, Block 001, Lot 31 concerning covenant violations. The Board confirmed the Treasurer's instructions for sending an invoice for a special assessment (fine) with regard to the same case.
2. Several friendly reminders will be sent to the owners of several properties that need mowing and trimming. The President noted that the Board is particularly concerned about lot/yard areas that are viewable from the road. Debra K will send an email to our mowing contractor to coordinate about a small strip that needs mowing, just north of the tennis courts.
3. The Board considered a formal written complaint about a violation of Woodlake Section 1 Restrictive Covenant #1.06. After viewing the location of the alleged violation prior to the meeting and after reviewing the wording of the covenant, the Board decided that there is currently no violation. One Board member abstained from voting on this item. No further action will be taken on the complaint.
4. Robin R reported on the extent of the Oak Wilt infection in Woodlake. At least 3 lots have confirmed contamination. At least 3 more lots are suspect. At least 2 property owners have already taken positive action to combat the infection. More information about the problem is posted at Woodlake.net. The two most common treatments, fungicide injections and perimeter trenching, are not inexpensive. The Board decided not to adopt any blanket policy for dealing with the serious problem but rather, to deal with the infected properties on a case-by-case basis. A letter of alert will be sent to all property owners with confirmed or suspected cases of Oak Wilt.

COMMENTS FROM THE BOARD:

1. Bill K noted that he contacted 439 Water Corp. about the non-functioning fire hydrant at the corner of Blue Ridge drive and Piping Rock. The hydrant is scheduled to be repaired 5th and 6th July. A water service disruption will be necessary on one of those days. Information has already been posted at Woodlake.net
2. Robin R reported that he is obtaining estimates for resurfacing the tennis courts concrete slab. His initial research indicates that the cost of such a job may be prohibitive. He will also look at alternatives to a complete resurfacing such as filling cracks and re-painting the surfaces.
3. Bill K noted that light bulbs have repeatedly been broken out of the lamps that illuminate the Woodlake sign at the subdivision entrance. This has occurred several times during the past several months; and in months previous. There is evidence that this is a random act and not the conscious effort of a vandal. Although the Woodlake Property Owners Association could save a few dollars per month in electricity cost by using higher quality lamps, such as LED, the cost of bulb replacement could surpass any utility savings. The Board asks Woodlake residents to be alert for how the lamps may be getting broken.

ADJORNMENT: This meeting was adjourned, by the President, at 5:17pm.

Debra Kirwan,
Secretary
Published for record at Woodlake.net