



Woodlake Property Owners Association

2013 Annual All-Members Meeting - Sunday, March 10, 2013

CALL TO ORDER: This meeting was called to order by the President, Bill K at 3:02pm. at Schoepf's BBQ, 702 E. Central, Belton, Texas.

OTHER BOARD MEMBERS PRESENT: Larry W (VP), Tom K (Secretary/Webmaster), Lizette S (Treasurer), Robin R (Director) and Larry L (Director).

COMMITTEE AND PROGRAM LEADERS PRESENT: Howard S (ACC Chairman and Neighborhood Watch Program Coordinator)

OTHER PROPERTY OWNERS PRESENT: 33 additional Woodlake property owners in person and 5 more by documented proxy vote assignments.

The President thanked Schoepf's BBQ for their hospitality. He asked all members to be civil when addressing the Board and other Association members.

GUEST SPEAKERS: Bell County Commissioner, Precinct 1, Richard Cortese offered a few very informative comments about County funding that effected the Woodlake and Denman's Loop communities, including funding for our volunteer fire department. Sparta Volunteer Fire Department Chief David Kirk reported on the current status of the Department, including personnel, equipment, training, and funding. After the guest speaker presentations, two Association members stood-up and offered \$250 each as donations to the fire department. Several other Woodlake property owners followed with similar contributions totaling \$1725 in total donations to the fire department during this meeting.

DECLARATION OF QUORUM: The President declared a quorum for this meeting, based on those present and proxy vote assignments. He asked members to consider a threshold of less than 50% of members present or represented, to constitute a quorum, for future meetings. He explained that it is very difficult to get 50% of members present and he didn't want to risk calling an All Members meeting and then not being able to conduct any business at that meeting. Motion: The percent of property ownerships that must be present, in person or by proxy, to conduct business at All Members meetings of the Association is 40%. This motion was seconded and passed. A quorum for conducting business at any All Member meeting of Association members is now 40% of all property ownerships. (Dual ownership, such as a husband and wife, counts as one ownership for voting purposes)

The president noted that the Board of Directors plans to use a free service called [Survey Monkey](#) to facilitate obtaining votes and opinions from Association members about certain items of interest to the entire community.

VISITORS/CITIZENS FORUM: John P. noted that the community website, Woodlake.net, could be accessed by using either the domain name [Woodlake.net](#) or the domain name [WoodlakeOnline.net](#). He noted that the domain name WoodlakeOnline.net was declared the "official" domain name for the Woodlake Property Owners Association (see BOD minutes 7 Sep 2008, Old Business, paragraph 5 at http://www.woodlake.net/Minutes_BOD_7Sep08.doc) and, in certain past years, it was owned and

controlled by the Association. He asked what guarantee the Association has that the domain name will be used for official business, now that the Association secretary/webmaster, Tom K, controls the domain name and it is combined with Woodlake.net. The President explained that a website is required by law, unless we have a physical "common area" to post WPOA information. We have no such area. Tom K agreed to post official WPOA business on his already established Woodlake.net website. The President explained that, by agreement with our webmaster Tom K, the combined website is divided into 2 parts or "sides." The left side of the webpage is reserved for official business posted with prior approval of the Board of Directors. The right side of the webpage is for unofficial community information, posted by Tom K. without prior approval of the Board of Directors but, subject to edit or removal by the Board of Directors, at the Board's discretion.

APPROVAL OF THE MINUTES OF THE LAST MEETING: Minutes of the March 18, 2012 Annual All-Members meeting were approved as published at [Woodlake.net](http://www.woodlake.net).

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

3/18/2012 Beginning Balance: \$13,044.76
 (Receipts) Deposits: \$ 6,075.00
 Expenses: (\$ 8,100.67):
--Utilities \$ 346.37
--Taxes \$ 312.82
--Insurance \$ 640.00
--Mowing/Maintenance \$ 2,335.00
--Postage/Supplies \$ 968.13
--Neighborhood Night Out \$ 313.35
--Donation Fire Dept \$ 200.00
--Legal \$ 2,685.00
3/10/3013 Ending Balance: \$ 11,019.09

Architectural Control Committee (ACC) Report: The ACC Chairman, Howard S, described the organization of the ACC and listed its members and alternate members. He noted that there were 8 Woodlake construction requests submitted during the past year. 7 were approved and 1 was disapproved. The President noted that the ACC is officially a committee of the Woodlake Property Association Board of Directors. It is no longer controlled by the original developers of the Woodlake subdivisions. None of the developers are members of the ACC any longer. Details of ACC briefing are at http://www.woodlake.net/Summary_of_ACC_actions_3-10-13.pdf.

J.M. S. objected to the ACC's recent approval of a solid stone wall at 7101 Palisades Point. The President explained that the wall was approved by the ACC. Based on written objections of J.M. S, the Board sent the approval back to the ACC for reconsideration. After it was approved a second time by the ACC, the Board reviewed the matter. It took everything in consideration that J.M. S. offered in protest, and found insufficient grounds for overturning the decision of the ACC.

Neighborhood Watch Program (NWP) Report: The Neighborhood Watch Program coordinator, Howard S., gave a brief description of the Woodlake Neighborhood Watch Program. He noted that his advanced plans for Neighborhood Night Out in October of this year included the concept of a fundraiser for the Sparta Volunteer Fire Department. He called attention to 2 new Neighborhood Watch signs. He called attention to his semi-monthly newsletters at WoodlakeNeighborhoodWatch.com. He also described the new network of private Woodlake residential security cameras that permit a coordinated effort to review recorded security camera images to identify potential perpetrators of crime or, collect evidence about a

crime that may have occurred. Details of the Neighborhood Watch briefing are at http://www.woodlake.net/WPOA_NW_Items_for_2013.pdf

OLD BUSINESS:

None.

NEW BUSINESS:

1. The President described the current legal issue for which the Association needed to hire a lawyer: The Board of Directors asked certain property owners to remove a flock of chickens from their property in Cliffs of Woodlake. The Board contends that the poultry are in violation of several restrictive covenants that apply to the property. The property owners argue that the flock of chickens are excluded from the restrictions because the chickens are actually household pets and serve as "comfort animals" for a family member. The property owners refused to remove the chickens, refused to pay fines levied by the Association, and retained their own legal counsel with regard to the matter. The property owners read a portion of a statement (http://www.woodlake.net/Statement_to_POA_10_Mar_2013.pdf) during this meeting and asked that the entire statement be included in the minutes of the meeting. The President noted that the final cost of legal fees regarding this matter are unknown and could possibly result in a special assessment to pay the bill.
2. Association Members considered adjusting the limit of funds that could be allocated, by the Board of Directors, for a single purpose. The previous limit was \$1500. The President explained that this \$1500 limit placed an unreasonable cap on expenditures, such as legal expenses, which could shut down the Board's pursuit of legal recourse in cases like that described in paragraph 1, above. Calling a special meeting of all Association members for each special budget allotment would be impractical and onerous, according to the President. Motion: Remove the limit of funds that the Board of Directors can spend for any single purpose. This motion was seconded and passed. There is no longer a limit on the amount of funds that the Board of Directors can spend on any single purpose.
3. Election of Board of Directors members: Absentee ballots were combined with early voting ballots and ballots completed during the meeting. The Secretary turned over a total of 38 valid ballots to the ad hoc "election committee" of Association members at the meeting. The verified count resulted in Bill K and Larry W being re-elected to the Board of Directors for a 3 year term. The appointments of association officers (president, vice-president, secretary, treasurer) will occur during the next regular Board of Directors meeting.
4. Adjustment of annual Association dues was considered by Association members. The previous Association dues amount was \$75 per year. The Treasurer explained that regular and recurring Association expenses were no longer sustainable with the \$75 per member annual revenue. The President explained that recurring Association expense projections don't even allow for the cost of legal counsel which has become a necessity with new State legal requirements and a few property owners who challenge the Board's enforcement actions. There was some discussion about whether annual dues of \$125 or \$150 should cover the costs anticipated for coming years. The discussion settled on \$125 but, a special assessment for a special purpose can never be ruled out, according to the President. Motion: The

amount of Association dues will be \$125 per year, beginning in 2014. This motion was seconded and passed.

5. The President discussed the possibility of installing a fire hydrant at the end of Blue Ridge Drive. A new hydrant near the end of Blue Ridge Drive could save valuable minutes if it ever became necessary to fight a major fire there. The nearest hydrant is at the intersection of Blue Ridge and Palisades Point. 439 Water Supply Corp. said they would be willing to accomplish the labor for no cost to WPOA. Materials, however, would cost at least \$3000. The President suggested that property owners affected by this improvement could help with part of the cost of materials and the Woodlake Property Owners Association may be willing to pay part. No decision was made at this meeting but, property owners near the end of Blue Ridge were asked to take the initiative regarding this issue, if they want the extra fire protection.

COMMENTS FROM THE BOARD:

The President expressed his sincere appreciation to members of the Board of Directors for the time and effort they donated to the community during the past year. He noted that, in addition to improving fire safety in the Woodlake subdivisions, the Board helped keep the Oak Wilt infection under control. He called attention to the 20mph speed limit in the community and asked residents to help maintain that limit. He said he was looking forward to working with the Board of Directors during the year ahead.

ADJORNMENT: This meeting was adjourned, by the President, at 5:23pm.

Tom Kirwan,
Secretary

Published for record at Woodlake.net