



# Woodlake Property Owners Association

2015 Annual All-Members Meeting - Sunday, March 15, 2015

**CALL TO ORDER:** This meeting was called to order by the President, Bill K at 2:01pm. at Schoepf's BBQ, 702 E. Central, Belton, Texas.

**OTHER BOARD MEMBERS PRESENT:** Larry W (Vice President), Mike G. (Treasurer), Robin R (Director), Bruce S (Director) and Eric S (Director).

**COMMITTEE LEADERS, PROGRAM LEADERS and SPECIAL ASSISTANTS PRESENT:** Howard S (ACC Chairman and Neighborhood Watch Program Coordinator), Tom K (Scribe and Webmaster).

**OTHER PROPERTY OWNERS PRESENT:** 14 *additional* Woodlake property owners.

## **GUEST SPEAKERS:**

--Richard Cortese, Bell County Commissioner, Precinct One, discussed how Bell County property tax revenues are being used to improve and support our quality of life in Bell County.

--Brian Falkenberg, Texas Wildlife Services, discussed the buzzard population in and around Woodlake and what we can do to minimize damage from those protected birds.

--Sparta Volunteer Fire Department Chief Rob Taylor reported the current status of the fire department including personnel, equipment, training, and funding. After the guest speaker presentations, a few Association members made donations to the fire department.

**DECLARATION OF QUORUM:** The President decided not to make an official count of voting members for the purpose of declaring a quorum until, and unless, an Association vote was required. No such vote was on the agenda and none was called for during this meeting. The quorum requirement is 40% of all Woodlake property "ownerships" in person or represented by proxy.

**MEMBERS FORUM:** The President asked whether any member property owners had an issue to discuss that was not already on today's meeting agenda. A short discussion about the future and maintenance of the tennis courts area resulted in no specific recommendations. The President then asked new Woodlake property owners to introduce themselves. Two were introduced. The President then introduced the Board of Directors members to the new property owners. He then introduced Mr. Bill Jones, from Accent Realty, and described his limited role in the restrictive covenant enforcement process of the Woodlake Property Owners' Association.

**APPROVAL OF THE MINUTES OF THE LAST ANNUAL MEETING:** Hearing no changes, additions or deletions to the minutes of the March 16, 2014 Annual All-Members meeting, the President declared that those minutes were approved as published at [Woodlake.net](http://Woodlake.net).

## **OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:**

**Treasurer's Report:**

3/10/14 Balance: \$11,087.89

Receipts: \$6,475.00

Expenses:

Utilities- \$261.25  
Property Taxes- \$302.03  
Mgmt Agency- \$869.61  
Mowing/Maint- \$0 (volunteers)  
Legal- \$2,799.16

3/16/15 Balance: \$8,059.60

Receivables (dues)- \$4,625.00

FY 2015 Proposed Budget:

Projected Balance: \$15,637.89

Projected Expenses: (\$-9,690.00)

Property Taxes- \$325.00  
Utilities- \$400.00  
P.O. Box- \$65.00  
Maintenance- \$3,000.00  
Petty Cash- \$200.00  
Professional- \$1,200.00  
Legal Fees- \$4,500.00

Projected Year End Balance \$5,947.89

**Architectural Control Committee (ACC) Report:** The ACC Chairman, Howard S, described the mission of the ACC and noted that there were 11 Woodlake construction applications submitted during the past year. 8 were approved; 3 were disapproved and 1 was disapproved w/o prejudice (requestor retains full privileges to resubmit the same or a modification of that application and receive a full, renewed and unbiased consideration of the request).

**Neighborhood Watch Program (NWP) Report:** The Neighborhood Watch Program coordinator, Howard S., gave a brief description of the Woodlake Neighborhood Watch Program. He called attention to the NWP website: [WoodlakeNeighborhoodWatch.com](http://WoodlakeNeighborhoodWatch.com) where the biweekly NWP Newsletter is published. He mentioned the email address for reporting neighborhood watch non-emergency incidents: [SpartaSentinel@gmail.com](mailto:SpartaSentinel@gmail.com). He noted that our annual "Neighborhood Night Out" get-together event will be in October again, this year. Commissioner Cortese reminded attendees of the importance of the "reverse 911" service for receiving emergency information. Sign-up for this free service at: [http://www.bellcountytexas.com/publicnotice\\_detail\\_T4\\_R122.php](http://www.bellcountytexas.com/publicnotice_detail_T4_R122.php)  
The President noted the additional security provided by the network of surveillance cameras in the Woodlake community and invited anyone with active outdoor security cameras to join the Woodlake Surveillance Camera Network, organized by our Neighborhood Watch Program.

**OLD BUSINESS:**

Legal issue update: Bill K. reported that the covenant enforcement legal process that has been ongoing for the past 3 years remains unconcluded. He could not discuss the specifics of this case. He is confident, however, that the case is going well for the property owners association.

**NEW BUSINESS:**

1. Election of Board of Directors members: As in all years, two Board members' terms were scheduled to expire, this year. The two members currently serving in those positions, Bruce Stokes and Robin Reese, were willing to continue serving as Board members if no other property owner volunteered to serve on the Board. After adequate notification, no other property owner announced their willingness to serve, this year. Bruce Stokes and Robin Reese were re-elected by decree of the president, without tabulation of votes. The appointments of Association officers (president, vice-president, secretary, treasurer) will occur during the next regular Board of Directors meeting.

2. Non-member use of tennis courts area: Bill K. noted that there have been occasions when persons from outside the community have been using the tennis courts area. Reminding unauthorized persons that the area is private property and not for non-member use has been, at least, somewhat successful. He asked other property owners to assist in that continued effort.

3. Mowing plan for 2015: The president noted that volunteers saved the Association almost \$3000, last year, by accomplishing mowing of the common areas of the subdivision. (Both sides of the Woodlake entrance area and all around the tennis courts) He said that, although expenses for mowing were planned in the 2015 budget, he wants to try to save that money by accepting volunteer mowing help again this year; at least until we know what the total legal expenses will be for the ongoing law suit.

**COMMENTS FROM THE BOARD:**

The President offered the other Board of Directors members the opportunity to say anything they desired. He also offered property owners opportunity to ask questions of the Board members.

Vice President Larry W. asked property owners to “go against the National trend” by getting outdoors and making a special effort to get to know your neighbors and cultivate an attitude of community, within Woodlake. He said it will be well worth your effort, personally, and it will improve your Woodlake neighborhood, at the same time.

No other comments were offered. The President 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 3:07pm.

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Tom Kirwan

Scribe

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