



Woodlake Property Owners Association

2014 Annual All-Members Meeting - Sunday, March 16, 2014

CALL TO ORDER: This meeting was called to order by the President, Bill K at 2:04pm. at Schoepf's BBQ, 702 E. Central, Belton, Texas.

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

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

OTHER PROPERTY OWNERS PRESENT: 23 *additional* Woodlake property owners in person plus 2 more by documented proxy assignments (31 total).

GUEST SPEAKERS:

--Duncan Brooks, certified arborist, Texas Oak Wilt certified, addressed Woodlake property owners concerning Oak Wilt disease, in general, and Oak Wilt infection and treatment in the Woodlake subdivision.

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

DECLARATION OF QUORUM: The President declared a quorum for this meeting, based on those present and proxy vote assignments. The quorum requirement is 40% of all Woodlake property ownerships in person or represented by proxy.

MEMBERS/VISITORS FORUM:

--A property owner noted that several unleashed dogs have been seen in the neighborhood, recently. Members concluded that a few of these dogs belong to Woodlake property owners and a few apparently do not belong to Woodlake property owners. The Woodlake Neighborhood Watch coordinator will lead efforts to identify unleashed dogs and make their owners aware.

--A member noted that vehicles, particularly commercial trucks and dump trucks, are sometimes seen speeding on neighborhood streets. The subdivision speed limit is 20mph. Members were encouraged to take "corrective action" by asking offending drivers to slow down.

--Bill K. reminded members that "vacant" lots in Woodlake are owned by fellow Woodlake property owners and should not be used to dump anything or store anything.

--Bill K. also reminded members that official WPOA information is now disseminated exclusively by email and our Woodlake.net website, rather than by more costly U.S. mail. Members must keep their email addresses updated in order to receive official WPOA information.

APPROVAL OF THE MINUTES OF THE LAST ANNUAL MEETING: Minutes of the March 10, 2013 Annual All-Members meeting were approved as published at Woodlake.net.

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

Beginning Balance (3/10/13): \$11,019.09
Receipts/Deposits: \$6,475.00
Expenses: (\$9,434.49):
--Utilities: \$378.69
--Taxes: \$ 282.42
--Management consultant: \$869.61
--Mowing/Maintenance: \$2,830.00
--Postage/Supplies: \$277.80
--Legal fees: \$4,145.97
--Fire Hydrant: \$500.00
--Annual Meeting room: \$150.00
Ending Balance (3/16/14): \$8,059.60

Additional financial info, as of 3/15/2014:

Payables: None known.
Receivables: \$7,165.00:
--Dues: \$3,900.00
--Covenant non-compliant fines: \$3,265.00

FY 2014 Budget:

--Property Taxes: \$325.00
--Utilities: \$420.00
--Mowing and Maintenance: \$3,600.00
--Supplies: \$530.00
--Professional: \$2,000.00
--Set aside: \$1000.00
Total 2014 budget: \$7,875.00

Architectural Control Committee (ACC) Report: The ACC Chairman, Howard S, described the organization of the ACC and noted that there were 10 Woodlake construction requests submitted during the past year. After modifications of some of the plans, all 10 were eventually approved.

Neighborhood Watch Program (NWP) Report: The Neighborhood Watch Program coordinator, Howard S., gave a brief description of the Woodlake Neighborhood Watch Program. He reported meeting with community members to discuss Citizens Emergency Response Training (CERT), Woodlake security camera coordination efforts, the WoodlakeNeighborhoodWatch.com website and a new email address (SpartaSentinel@gmail.com) for reporting neighborhood watch non-emergency incidents.

OLD BUSINESS:

Legal issue: Bill K. reported that a legal issue that has been ongoing since last year and discussed as “new business” during last year’s meeting, is still not resolved. Based on advice of an attorney retained by the Woodlake Property Owners Association, he would not discuss specifics of this case. He said he hopes the matter will be resolved soon but, the end of the legal matter cannot be accurately predicted, now.

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, Lizette S. and Tom K., were willing to continue serving as Board members if no other property owner volunteered to serve on the Board. No other property owner announced their willingness to serve, this year. Lizette S. and Tom K. 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. Improved Fire Safety: Bill K. noted that two fire hydrants in the subdivision were recently replaced and one was added. He also noted that our fire safety (ISO) rating was recently improved from 10 to 6, thanks to help from 439 Water Supply (439WaterSupply.com) and Sparta Volunteer Fire Department (SpartaVFD.com). This improved ISO rating should result in less costly homeowners' insurance.

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 said he was looking forward to working with the Board of Directors during the year ahead. No other Board member had a comment, at this time.

ADJORNMENT: This meeting was adjourned, by the President, at 3:23pm.

Tom Kirwan,
Secretary

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