

# Woodlake Property Owners Association

2012 Annual All-Members Meeting - Sunday, March 18, 2012

**CALL TO ORDER:** This meeting was brought to order by the President, Keith Lee, at 3:05 pm. at Schoepfs BBQ conference room, 702 E. Central, Belton, TX. MEMBERS PRESENT were: Keith Lee (President), Larry Wolf (VP), Bill King (Trustee) and Debra Kirwan (Secretary). Lizette Swaim (Treasurer) was unable to attend this meeting. 31 other property owners were present.

The President, Keith Lee, thanked Schoepf's BBQ for giving us a discount for using their conference room and encouraged everyone to eat dinner at Schoepf's after the meeting. Mr. Lee welcomed Mike Grand back to the neighborhood from his military tour in Afghanistan and thanked him for his service to our Country.

**APPROVAL OF THE MINUTES:** Minutes of the March 20, 2011 WPOA Annual All-Members meeting were approved by the membership as published at [Woodlake.net](http://Woodlake.net).

## **OFFICERS REPORTS AND COMMITTEE REPORTS:**

Treasurer's Report: The Treasurer's report was not presented during this meeting due to the Treasurer not being able to attend because of sudden illness. The Treasurer provided a written report subsequent to the meeting. That report is attached as addendum#1 to these minutes.

Woodlake Neighborhood Watch Program report: Howard Swaim briefed progress of the program during the past year. He noted that Woodlake subdivision P.O.C.s have been recruited within the community to help disseminate critical Neighborhood Watch information. He also described the bi-weekly Woodlake Neighborhood Watch newsletter which is published at [WoodlakeNeighborhoodWatch.com](http://WoodlakeNeighborhoodWatch.com).

Architectural Control Committee (ACC) report: Howard Swaim briefed several small construction projects that were approved by the ACC during the past year. Mr. Swaim reminded members that plans for all proposed construction projects, including fences and significant landscaping projects, must be approved by the ACC.

Woodlake Twitter account report: Debbie King, administer of Woodlake's Twitter account, reminded members that "following" [Twitter.com/WoodlakeBelton](https://twitter.com/WoodlakeBelton) will provide you with a short, daily message about Woodlake or its surrounding community. You can directly access @WoodlakeBelton by visiting the community website, [Woodlake.net](http://Woodlake.net) and clicking on Twitter, at the top of the page. Then, you can "follow us" if you already have a Twitter account or open a free account and follow us.

2011 Legislation for Texas property owner associations report: Debbie King briefed the highlights of this new law which adds certain new requirements and restrictions to property owners associations in Texas. Most of the new requirements became effective January 1st of this year (2012). You can read a synopsis of the new requirements and restrictions at the community website, [Woodlake.net](http://Woodlake.net). Particularly applicable to us, the new law identifies new requirements about the conduct of meetings, elections, record keeping, and required announcements about BOD meetings and agendas via Woodlake.net.

#### **OLD BUSINESS:**

Bill King briefed the progress made during the past year with regard to legal repairs of our restrictive covenants and the legal name of our property owners association. This endeavor included obtaining a majority vote of all property owners in Cliffs of Woodlake and Cliffs of Woodlake, Phase II. After some discussion, Mr. King concluded that our legal counsel now advises us that the tennis courts property is legally titled to the Association and our restrictive covenants are more legally enforceable by the Association. Keith Lee requested that Bill King and Tom Kirwan be compensated for \$480 each (total \$960) for personal expenditures they made to attorneys working for the property owners association. Motion was seconded and passed.

Keith Lee noted that tennis courts renovations, which were approved by the membership during the March 2011 meeting, were put on hold because of un-assuredness about the cost of legal fees during the year. A maximum expenditure of \$8000 was approved at the March 2011 meeting for this purpose and the membership decided to let that stand so the renovations could be accomplished this year. The Board will decide on the specifics of the renovation.

#### **NEW BUSINESS:**

A motion was made to increase the maximum single-purpose expenditure that the Board of Directors could authorize, without obtaining a vote of the entire membership. The current limit for expenditure for any single item was \$500. The motion was to raise the Board's authorization to \$1500. Motion seconded and passed.

Keith Lee thanked Board members who departed during the past year: Gary Degalo, Mark Smith and Glenda Presley.

Nominations and election to the Board of Directors: Keith Lee accepted nominations for Board of Directors positions. Larry Luedke and Robin Reese were nominated. Mr. Lee had previously declared his candidacy for reelection but, decided to retract his offer since two willing candidates accepted nominations. Debra Kirwan asked the candidates a few questions about their readiness to perform the job as Board members and invited other questions from the membership. There being no further questions for the candidates, and there being no contested election, Mr. Lee

asked for a show of hands to accept the two candidates for service on the Board. Approval was unanimous.

Spring Clean-up for common areas of the subdivision (entrance area and tennis courts area) was scheduled for Saturday, April 28th, 9am. All members are asked to meet at the tennis courts for some trimming, brush gathering, litter pick-up, etc.

**ADJORNMENT:** This meeting was adjourned, by the President, at 4:43pm.

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Debra Kirwan, Secretary

Addendum 1: Treasurer's Report

## **Woodlake Property Owners' Association**

P.O Box 1904, Belton, TX 76513

### **Annual Treasurer's Report**

March 19, 2012

3/20/11	Balance	\$10,708.65
	Deposits	\$ 6,100.00
	Expenses:	<\$ 3,763.89 >
Utilities	\$ 260.16	
Mowing	\$ 960.00	
Taxes	\$ 329.02	
Insurance	\$ 640.00	
Legal (Revise Tennis Court Deed)	\$ 496.00	
Filing Fees	\$ 42.00	
2011 Annual Meeting Food Certificates	\$ 360.00	
Neighborhood Night Out	\$ 323.53	
*Miscellaneous Expenses	\$ 353.18	
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3/18/12	Balance	\$13,044.76

\*These expenses are higher due to unusual amount of paperwork, printing, and postage for legal filings.

Lizette Swaim

WPOA Treasurer

(254) 933 9322