



Woodlake Property Owners Association

2016 Annual All-Members Meeting - Sunday, March 20, 2016

CALL TO ORDER:

This meeting was called to order by the President, Bill K. at 2:00pm. at the Conference Room, 439 Water Supply Corporation, 6202 Sparta Road, Belton, Texas 76513.

OTHER BOARD MEMBERS PRESENT: Larry W. (Vice President), Mike G. (Treasurer), Robin R. (Director) and Eric S. (Director). Bruce S. (Director) was not able to attend.

COMMITTEE LEADERS, PROGRAM LEADERS and SPECIAL ASSISTANTS PRESENT: Howard S. (ACC Chairman and Neighborhood Watch Program Coordinator), Tom K. (Secretary/Scribe/Webmaster) and Bill J. from Accent Realty (Administrative advisor).

OTHER PROPERTY OWNERS PRESENT: 17 *additional* Woodlake property owners.

GUEST SPEAKERS:

1. Richard Cortese, Bell County Commissioner, Precinct One, discussed Bell County financials, budget priorities, medical services funding and mental health challenges for the County. Bill K. thanked the commissioner for his support for issues important to the WPOA.
2. Sparta Volunteer Fire Department Chief Mathew Mullins reported the current status of the fire department including personnel, equipment, training, and funding. After the presentation, several Association members made much needed donations to our fire department.

DECLARATION OF QUORUM:

A quorum was not declared for this meeting.

MEMBERS FORUM: The President asked whether any member property owners had an issue to discuss that was not already on today's meeting agenda. Three issues were introduced. All three resulted in lively discussions:

1. Keith L. presented an objection to the way WPOA assesses annual membership dues. The Association considers *private* ownership of a Woodlake property and *corporate* ownership of a *different* Woodlake property as separate "ownerships" even if the same person may be responsible for paying dues of both. Keith L. contended that Association dues should not be assessed a corporation if the "owner" of that corporation is also a private owner of a different Woodlake property. Bill K. and Robin R. pointed out that a corporation is a separate legal and financial entity. This constitutes a separate membership in the Association, a separate vote in Association matters and, therefore, separate membership dues. This is true, whether or not, the "owner" of the corporation is also the private owner of a different Woodlake property.

2. Melinda P. called attention to an apparent miswording in her invoice for 2016 membership dues. Her invoice apparently indicated that the association dues payment was “past” due before the payment was actually delinquent. The treasurer acknowledged the miswording in her particular invoice and will avoid the miswording in future correspondence.

3. Vicki B. addressed the membership concerning a restrictive covenant lawsuit that the Association has brought against her regarding prohibited animals on her Woodlake property. She had a prepared, 2-page, written statement that she asked to read aloud. She also asked to have the statement added to the meeting minutes. After some discussion, she was told she could read her statement. She then declined to do so. Instead, she distributed copies to several meeting attendees.

APPROVAL OF THE MINUTES OF THE LAST ANNUAL MEETING:

Hearing no changes, additions or deletions to the minutes of the March 15, 2015 Annual All-Members meeting, the President declared that those minutes were approved as published at Woodlake.net.

OFFICERS’ REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

Previous Balance: \$12,034.61

Expenses: -\$2,220.61

Legal	-\$0.00
Admin. Advisor	-\$1,200.00
Mowing/Maintenance	-\$99.88
Post Office Box	-\$66.00
Postage	-\$34.38
Property Taxes	-\$280.92
Utilities	-\$260.47

Deposits: +\$8,900.00

Petty Cash Holding +\$44.62

Current Balance: \$17,508.62

Unpaid Dues: \$3,375.00

Architectural Control Committee (ACC) Report: The ACC Chairman, Howard S, described the mission of the ACC and noted that there were 5 Woodlake construction applications and one re-applications submitted during the past year.

- a. (03/16/15) Request to construct 12’ X 27’ covered porch on the back northwest corner of house at 4457 Blue Ridge. Status: Closed; Construction complete.
- b. (04/13/15) Request to amend native cut-limestone retaining wall at 7001 Palisades Point. Status: Closed; Construction completed.

- c. (4/30/15) Request to construct privacy style fence on “right” side (front southeast front) of house at 7272 Woodlake Circle. Status: Suspended; Construction postponement past suspense date. Reapplication was approved January 23, 2016. Closed; Construction complete.
- d. (7/21/15) (1) Application to construct roof extension to cover existing patio and (2) to install a storage building (shed) in back yard at 7266 Woodlake Circle. Status: Closed; Construction completed on both projects.

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 biweekly NWP Newsletter as published at NWP website: WoodlakeNeighborhoodWatch.com, the effectiveness of Woodlake surveillance cameras regarding the recent barrage of car burglaries in the Woodlake and Denman’s Loop subdivisions, and the involvement of the Woodlake community in the National Community Emergency Response Teams (CERT) program.

OLD BUSINESS:

Legal issue update: Bill K. reported that the covenant enforcement legal proceedings regarding prohibited animals in the subdivision, which has been ongoing for the past 4 years, remains unconcluded but, nearing a judicial decision. He said he could not discuss the specifics of this case. He is encouraged, however, that the case appears to be proceeding 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 were Bill K. and Larry W. Bill K. was on the 2016 ballot for reelection and Nancy G. was on the ballot for election. After a ballot vote count, both declared candidates were elected. Each candidate received 29 votes. No write-in votes were cast. Appointments of Association officers (president, vice-president, secretary, treasurer) will occur during the next regular Board of Directors meeting.

2. Review of current WPOA bylaws: Bill K. explained that the Association bylaws were scheduled for review and updating by the board of directors, this year. Needed updates may be applied to the bylaw document or, may be applied to the Association’s policy manual, as appropriate. The president went through the current 6-page bylaw document, page-by-page, and identified certain items that the Board had already identified for updating. He asked meeting attendees if they had identified any further items that needed updating. No specific items were further identified.

ADDITIONAL COMMENTS BY THE PRESIDENT:

1. People frequently enjoy walking in our neighborhood. Three reminders are advisable: Keep vehicle speeds below 20 mph. Always walk facing traffic. Always carry a flashlight after sundown and before sunrise.

2. Fireworks are not permitted in Woodlake, Section One. Fireworks are permitted in Cliffs and Cliffs II where the minimum lot size is doubled. The president urged care, caution and consideration of neighbors whenever fireworks are used; particularly during evening and nighttime hours.
3. Meetings of the board of directors will continue to be called only when necessary and needed, rather than on a predetermined, regularly scheduled basis. Minor decisions of Board members may be made between meetings and ratified by vote during the next meeting.
4. Recent car burglaries in Woodlake and Denman's subdivisions were stemmed by Bell County Sheriff deputies with help from Woodlake security cameras and Woodlake Neighborhood Watch participants. A major arrest was made in the case which seems to have stifled the barrage of incidents.

COMMENTS FROM THE BOARD:

The President offered the other Board of Directors members the opportunity to make additional comments, as desired. No additional comments were offered.

ADJORNMENT: This meeting was adjourned, by the President, at 3:39pm.



Tom Kirwan

Secretary/Scribe

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