

Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Sunday, March 25, 2012

CALL TO ORDER: This meeting was brought to order by the Vice President, Larry W at 3:07 pm. at 7009 Palisades Point, Belton, TX. BOARD MEMBERS PRESENT were: Larry W (VP), Debra K (Secretary), Lizette S (Treasurer), Bill K, Larry L and Robin R. Other property owners present: Tom K (webmaster), Vicki & Mike B, J.M. S and Dave P.

ELECTION OF OFFICERS: Bill K was unanimously elected President of the Association. Larry W (VP), Debra K (Secretary) and Lizette S (Treasurer) were re-elected to their same officer positions. Larry L and Robin R will serve as Trustees.

APPROVAL OF THE MINUTES: Minutes of the January 29, 2012 Board meeting were approved by the Board as published at Woodlake.net. Minutes of the March 18th Annual All Members meeting were approved by the Board as published at Woodlake.net. Those Annual Meeting minutes will also have to be approved by the Association membership during the 2013 Annual Meeting.

COMMENTS BY THE NEW PRESIDENT:

1. Bill K noted that all Woodlake property owners agreed to abide by the restrictive covenants of the subdivision when they purchased their Woodlake property. Those restrictive covenants help keep our community more attractive and more orderly than some surrounding communities. He noted that there has been some lax behavior toward enforcing our covenants in recent years. He pledged to help get the Association back on track during the next year. He asked for the cooperation of Board members and community members toward that end.
2. Bill K clarified the relationship between the Property Owners Association and the community website, Woodlake.net. Although the website publishes community news (right side of the home page) which is not edited by the Board of Directors, the Board has authority, by agreement, to remove any item from the website. The Board uses the official section (left side of the home page) to publish its own official information.

VISITORS/CITIZENS FORUM: No speakers

OFFICERS REPORTS AND COMMITTEE REPORTS:

Treasurer's Report:

\$1275 deposit (dues)

Check #1156 written for local restaurant for Annual Meeting accommodations

Previous balance: \$13,044.76

Current Balance: \$14,176.76

21 property owners have not paid their dues for 2012. 2 property owners have not yet paid their dues for 2011. Delinquent payment notices will be sent out, after the end of March. Officers and Board members liability insurance policy will soon have to be renewed. Current insurance

agent is not responsive. The Treasurer will consider changing carriers. The Treasurer will also look into general liability coverage for the Property Owners Association.

Architectural Control Committee: No report

Neighborhood Watch: No report

OLD BUSINESS:

1. Vicky B presented a challenge to a previous decision of the Board. That previous decision declared that several chickens on her property were "poultry" as prohibited by Cliffs of Woodlake restrictive covenant #12. Vicki B argued that the chickens were actually household pets, as excluded from the prohibition in the same restrictive covenant. After hearing the arguments presented by Vicki B, the Board went into executive session to discuss the matter. After the executive session, the President announced that he will suspend enforcement actions on this matter until the next Board meeting during which the Board will decide whether to alter its previous decision.
2. The Board considered whether a Section 1 property was still in violation of restrictive covenant #1.10 after some yard and landscaping work. The Board traveled to the property to view the work done. The Board decided that the property does not, yet, meet the required standard.

NEW BUSINESS:

1. The Board discussed covenant violations in Woodlake, in general. Several violations were noted in several areas, including yard/lot maintenance and fences/retainer walls and boat/trailer storage. The Board agreed to make a verbal, informal, notification to the property owners who were in violation. After giving property owners a reasonable time period to correct violations, a letter will be sent to each property owner, initiating formal enforcement action.
2. The Board agreed that the *BOD Procedure for Rectifying Covenant Violations* which is published at Woodlake.net under "Official Complaint forms for WPOA Members" should allow a maximum time allotment of 30 days, rather than the 60 days that was indicated. Also, the name and contact information of the complainant will no longer be requested on the *Covenant Violation Complaint Form*, also published at Woodlake.net in the Official Section. Complaint forms will be anonymously written.
3. The Board decided that first names and last initials will be used, in most cases, to identify Board members or property owners in agendas, minutes and other official documents published on the website. Last names will be avoided.

4. The Board decided that the upper level of a retainer wall on Blue Ridge Drive must be repaired and the lower section must be removed, as it is too close to the road.
5. Board member Robin R will research approaches and bids for getting the Woodlake tennis/basketball court slab surface repaired so that it can be restored to an acceptable condition for general recreation.
6. The Board agreed that Woodlake lots, whether improved (with house) or not, must be maintained in a healthful and attractive manner. Any part of vacant lots must meet covenant standards so long as that part of the lot is viewable from the road.

ADJORNMENT: This meeting was adjourned, by the President, at 5:14pm.

Debra Kirwan, Secretary