

Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Saturday, May 19, 2012

CALL TO ORDER: This meeting was called to order by the President, Bill K at 4:01 pm. at 8045 Key Largo, Belton, Texas. **OTHER BOARD MEMBERS PRESENT:** Larry W (VP), Debra K (Secretary), Lizette S (Treasurer) and Robin R (Director). Larry L (Director) did not attend this meeting. A quorum was declared present. **OTHER PROPERTY OWNERS PRESENT:** Tom K (webmaster), Vicki B, Frances S, Glenda P, Gene P, and John P.

VISITORS/CITIZENS FORUM:

1. Glenda P informed the Board that the boat & trailer that was stored on Woodlake Section 1, Block 1, Lot 10 has been removed from the property.

2. Glenda P challenged the Board's previous request that she remove the trailer from the cul-de-sac at the end of Woodlake Circle. She said that the trailer was on non-Woodlake private property and she had permission of the property owner to store it there. The Board noted that the trailer was on the right-of-way of the road which extends about 10 foot from the road and comes under the jurisdiction of Woodlake restrictive covenants (#4.03). Glenda P said she would move the trailer off the road right-of-way and completely onto the non-Woodlake private property, south of the cul-de-sac.

3. Vicki B requested a change to the published minutes of the April 28, 2012 Board meeting: Under **COMMENTS FROM THE BOARD** in the April 28th minutes, after Larry W asked her whether she had any proposal for the Board with regard to the Board's decision about the violation of Paragraph 12 of Cliffs of Woodlake Restrictive Covenants on her property, the minutes reflected Vicki B's answer as "no." Vicki B insisted that her complete answer was; "No. I want to keep the 10 pet chickens I have." No Board member present at this meeting could recall Vicki B's answer as she now describes it. Therefore, the Board declined to change the published minutes of the April 28th meeting. The Board did agree to include that complete quote, as identified by Vicki B, in the minutes of this meeting.

APPROVAL OF THE MINUTES OF THE LAST MEETING: Minutes of the April 28, 2012 Board meeting were approved by the Board, as published at Woodlake.net.

OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:

Treasurer's Report:

1. No changes to the numerical financial report, from the last meeting.
2. 10 property owners still owe Association dues for 2012. 2 still owe for 2011. The Treasurer will continue collection efforts.
3. IRS Form 1120-H (US Income Tax Return for Homeowners Association) has been filed. As a non-profit corporation, WPOA has no income tax liability.
4. The Board approved the Treasurer's suggestion that the Treasurer may keep on hand up to \$100 in cash to pay small invoices/receipts, less than \$100 each, for routine administrative

expenses such as office supplies and postage fees. The Board also gave the Treasurer authority to make such reimbursement decisions without obtaining a prior vote of the entire Board.

Architectural Control Committee (ACC) Report: Gene P replaced Mike B as member of the ACC. Current members of the ACC are: Doyle S (Section 1), Gene P (Section 1), Mike G (Cliffs), and Howard S (Cliffs Phase II).

Neighborhood Watch Program (NWP) Report: Woodlake's annual "Neighborhood Night Out" is usually scheduled for September or October of each year. The event is loosely coordinated with the "National Night Out" event. The NWP coordinator needs ideas for this year's event. A request for ideas will be posted at Woodlake.net.

OLD BUSINESS:

1. The Board discussed whether the special assessment (fine) of \$5 per day for owners of Cliffs of Woodlake, Block 1, Lot 31 will be sufficient to obtain compliance with regard to a violation of Paragraph 12 of Cliffs of Woodlake Restrictive Covenants. The Board decided that the fine is sufficient, for now. The fine will begin June 1st, 2012 if removal of the chickens/poultry is not confirmed, in writing, by property owners before that date. Payment details have been sent to the property owners by certified letter.
2. The Board considered whether a Section 1 property (Woodlake Section One, Block 1, Lot 4/5) is still in violation of restrictive covenant #1.10 after some yard and landscaping work and recent removal of several tree stumps. The Board decided that the property does now meet the required standards.
3. The Board decided to change its previously made allocation of \$35 to \$36.53 to compensate Nancy G for the entire cost of an ad placed in the newspaper to promote the successful community yard/garage sale that was held May 4/5, 2012.
4. The Board decided to send a certified letter (2nd notice) to the owner of Cliffs Of Woodlake, Block 1, Lot 2, about a section (strip) of that property that still needs basic mowing/trimming maintenance, after most of that property had been attended to. A 10 day suspense date will be specified in the letter.
5. The Board decided that a previous violation of recreational vehicles stored in the driveway of Cliffs of Woodlake, Block 1, Lot 25 has been satisfactorily rectified by the owners.
6. The President reported that the issue about the owners of Woodlake Section II properties being obligated to belong to the Woodlake Property Owners Association and being subject to Woodlake restrictive covenants is being reviewed by legal counsel.

NEW BUSINESS:

1. The President recently published a notice at Woodlake.net about parking vehicles on the street or right-of-way for extended periods. Some property owners, particularly in Woodlake Section 1, are still in violation of this restriction. The Board decided not to take further action, at this time. The President, again, urged all Woodlake residents to be considerate of their neighbors by parking their vehicles in their garages or their driveways, rather than in the road or road right-of-way.
2. A friendly reminder will be sent to the owner of a boat & trailer kept in the right-of-way of a Cliffs of Woodlake road for an extended period of time.
3. The Board decided to send a certified letter (2nd notice) to a property owner in Cliffs of Woodlake regarding a large stack of tree branches piled near the road in front of the property; with a 10 day suspense. A friendly reminder will be sent to another property owner in Cliffs of Woodlake and a different property owner in Woodlake Section 1, regarding smaller stacks of tree branches piled at or near the road.
4. Robin R will contact Bell County officials about possible infection with regard to at least 3 Live Oak trees on 3 neighboring lots on Blue Ridge Drive near the community tennis courts.
5. The Board decided that an automobile stored (and covered) in the driveway of Cliffs of Woodlake, Block 1, Lot 7 was in violation of Cliffs of Woodlake covenant #11. A friendly reminder will be sent to the property owner.
6. The Board approved follow-up letters, at the discretion of the President, to help insure regular and continued compliance with mowing/trimming requirements of Cliffs of Woodlake vacant lots 1 thru 6.
7. The Board decided to send a friendly reminder to the owner of a property on Blue Ridge Drive about mowing/trimming of his lawn.
8. The Board decided not to take action, at this time, concerning garage doors that are continually left open and trash cans that are continually left in view from the street. The President urged all property owners to be considerate of their neighbors by keeping their garage doors closed when not being used and by storing their trash cans out of site from the road.
9. The Board decided that it may use email and/or video conferencing to discuss/decide routine or administrative or time-sensitive matters and then report those decisions at the next Board meeting for inclusion in the meeting minutes. Examples of such administrative or time-sensitive matters are letters to property owners about covenant compliance and follow-up letters.

COMMENTS FROM THE BOARD:

Debra K reminded the Board that the new Sparta Volunteer Fire Department is organizing to specifically provide our Sparta Valley community with nearby fire and rescue services. She said Department personnel will soon be passing a petition to obtain our signatures to support the commissioning of the new fire department. County officials will officially authorize the Department to serve our community when it is fully prepared to serve and when community support is documented; probably in a few months. More information about this new fire department is available at Woodlake.net

ADJORNMENT: This meeting was adjourned, by the President, at 5:37pm.

Debra Kirwan,
Secretary
Published for record at Woodlake.net