

# Woodlake Property Owners Association

Minutes of the Board of Directors Meeting - Sunday, September 9, 2012

**CALL TO ORDER:** This meeting was called to order by the President, Bill K at 4:00pm. at 8045 Key Largo, Belton, Texas. **OTHER BOARD MEMBERS PRESENT:** Larry W (VP), Debra K (Secretary), Lizette S (Treasurer), Robin R (Director) and Larry L (Director). **OTHER PROPERTY OWNERS PRESENT:** Tom K (webmaster, Woodlake.net), Debbie K (administrator, Twitter.com@WoodlakeBelton), Vicki B, Christopher N, Fanny N and Frances S.

## **VISITORS/CITIZENS FORUM:**

There were no property owners or visitors who asked to speak at this time. Bill K relayed a complaint from a property owner about a political sign displayed on Palisades Point. The sign refers to the 2012 presidential election. The Board did not find the sign inconsistent with Woodlake restrictive covenants or State law and therefore declined to interfere with its display.

**APPROVAL OF THE MINUTES OF THE LAST MEETING:** Minutes of the June 30, 2012 Board meeting were approved by the Board, as published at [Woodlake.net](http://Woodlake.net).

## **OFFICERS REPORTS, COMMITTEE AND PROGRAM REPORTS:**

### Treasurer's Report:

Previous Balance: \$13,536.58  
plus Deposits: 600.00  
minus \*Expenses: \*(979.45)  
9/09/12 Balance : \$13,157.13

### \*Expenses summary:

\$150.00 Lawyer's fee to resolve questions about Woodlake section 2 status within WPOA

\$520.00 Mowing of common grounds

\$200.00 Donation to Sparta VFD. Note: Tom Kirwan arranged for Sparta VFD to burn and clear big pile of debris accumulated around WPOA's tennis courts as part of their training as WPOA was looking to hire somebody to clean it up. The results were, as WPOA president said, a "win, win for everyone"

\$52.26 Signs erected around tennis courts

\$57.19 TXU

Two property owners still owe Association dues for 2012. Those two payments are expected to be collected, soon.

### Architectural Control Committee (ACC) Report:

1- The ACC has taken no reportable action since the last meeting.

Neighborhood Watch Program (NWP) Report: Woodlake's annual "Neighborhood Night Out" event will be on Tuesday, October 2nd, this year, at the tennis courts. The Woodlake Neighborhood Watch Program coordinator, Howard S, is coordinator for this year's event. Plans include food, live music from "Wild Horses" band, fire department reps, police department reps,

and survival/security information display. Woodlake residents will be allowed to set-up vendor's booths during this neighborhood get-together event.

### **OLD BUSINESS:**

1. Original plans to "resurface" the entire tennis courts area are now viewed as cost prohibitive. The Association will probably adopt a "repair and repaint" plan for the area, rather than try to accomplish a complete resurfacing of the slab. The Board decided not to spend any of the \$7500 allotted for tennis court renovations until after more information is obtained about "repair and repaint" options. The issue will be tabled for 60-90 days while more information is obtained and evaluated concerning the most practical course of action, considering the funds we have available.

2. The Oak Wilt infection problem in Woodlake has been addressed by the Board of Directors and by certain individual property owners. The Board conducted an evaluation of the problem. Information was published at [Woodlake.net](http://Woodlake.net). Fifteen property owners were sent letters which alerted them to the hazard in their particular neighborhood. Certain property owners have taken defensive action at their own expense. The Board considered whether further action is appropriate, at this time. The Board decided to have another apparently diseased tree professionally evaluated for the Oak Wilt contamination and, subsequently, notify the property owner if the tree is verifiably infected with the fatal disease. Robin R is leading our Oak Wilt response efforts.

### **NEW BUSINESS:**

The Board went into "closed executive session" at 4:55pm to discuss a the remainder of agenda items which it determined to involve confidential, personal and/or legal matters for discussion. The closed executive session ended at 6:35 pm. The Board immediately reassembled in open meeting session and the president announced the following decisions made in executive session:

1. Lawn appearance enforcement actions begin with a "friendly reminder" letter to property owners whose lawns need attention. An initial friendly reminder letter will now require the agreement of 3 Board members before it is sent. A fill-in-the-blank form letter will be used whenever possible. A certified, return receipt letter with a specific compliance date will be sent to property owners who don't respond appropriately to the friendly reminder letter. The Board will consider a monthly fine for property owners who don't comply with the certified letter.

2. The Board discussed whether the Association should pay for the mowing of the right-of-way strip (approximately 10 feet of lot next to the road) at the front edge of vacant Woodlake lots. The mowing of all portions of vacant lots is, of course, the responsibility of each lot owner. The Board agreed that, in the interest of maintaining consistently acceptable appearance standards, the Association will assist vacant lot owners by including vacant lot right-of ways in our contract

for mowing the "common areas" of the subdivision. This "assistance" will not relieve vacant lot owners of their responsibility to maintain all portions of their lots, including right-of ways, in accordance with community standards. The Board will obtain estimates from lawn maintenance contractors, in order to be certain the Association will get the best price and service for the work that will now be required.

3. Dead trees on Woodlake lots can be a health and safety risk as well as an appearance problem. Lot owners with dead/decayed trees will be sent a certified letter giving them a reasonable amount of time to remove the dead trees. A monthly fine will be considered for property owners who do not respond to the Board's instructions to remove dead trees.

4. The Board voted to accept the advice of legal counsel with regard to several chickens being kept on a Cliffs of Woodlake property. The Board will ask Woodlake property owners to adopt counsel's recommended wording to clarify Woodlake Section 1 Restrictive Covenant #1.05, Cliffs of Woodlake Restrictive Covenant #12 and Cliffs of Woodlake Phase II Restrictive Covenant #12. This action is expected to resolve any difference of opinion about which animals are accepted as household pets and which animals are not permitted on Woodlake properties. The action will require the written approval of a majority of property owners in each of the three Woodlake sections who want to limit the type of animals that can be kept in their neighborhood. Information about this issue will be disseminated to all property owners and will be published at [Woodlake.net](http://Woodlake.net). A ballot will be produced and made available on the website. A meeting of all property owners will be called. Property owners will be given the opportunity to vote for or against this clarification of restrictive covenant, for their particular neighborhood.

#### **COMMENTS FROM THE BOARD:**

There were no additional comments from members of the Board of Directors.

**ADJORNMENT:** This meeting was adjourned, by the President, at 6:55pm.

(original signed)

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Debra Kirwan,  
Secretary

Published for record at [Woodlake.net](http://Woodlake.net)