

# (WPOA) Woodlake Property Owners Association

All Members Annual Meeting for 2020

On Line due to Corona Virus local requirements to “Shelter in Place” and not have more than ten people in any gathering.

Don't forget to call in to 877 238-1704  
Conference #: 6941476

# Opening Remarks

- Corona Virus - We are weathering it well here in Bell County but still social distancing and groups of less than ten people.
- Bruce Stokes - Board of Directors member passed away
- Keith Lee - past president and homeowner - update
- Any new members present? Please introduce yourself?
  - Manuel & Arlence Mak, Gunnar and Elizabeth Jessen, Casey and Crystal Steffes, Jose and Elizabeth Sanchez, George and Cassandra Scott, Josh and Cassandra Wheeler

# Do we have a quorum of Directors?

- Pause while we count how many are here on line. Count to see if a quorum is present.
- Count Directors on line to determine quorum of Directors as well.

# Board of Directors Election Results

- Michael Grand and Eric Smith were re-elected by property owners
- Sherry Lovorn was elected by the Board of Directors to fill Bruce Stokes remaining year on the board. Director VOTE required here.

# Declaration of Officers

- The following are the officers on the Board for the next year:
  - Bill King - President
  - Eric Smith - Vice-President
  - Michael Grand - Treasurer
  - Sherry Lovorn - Secretary
  - Tom Kirwan - Scribe - Non-voting on the Board
  - VOTE required

# Approval of minutes

- Last Board Meeting was February 21, 2019
  - Posted for the past 12 months on the web site
  - Changes?
  - Vote to approve
- Last Annual All Members meeting was March 17, 2019
  - Posted for last 12 months to web site
  - Vote to approve

# Officers, committees and special Programs reports

- Treasurer's Report - Michael Grand
  - Financial Status report approval
  - Association dues are now past due and will incur a late charge

# Officers, Committee Reports - Continued



**Woodlake Property Owners' Association**  
P.O. Box 1904, Belton, TX 76513

March 22, 2020 Financial Report WPOA Annual General Membership Meeting:

Previous Balance:		<b>\$18,350.41</b>
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Expenses:		<b>-\$19,218.50</b>
Legal	-\$17,393.47	
Account Fees	\$135.00	
Deputy	\$0.00	
Advisor	-\$1,100.00	
Mowing/Maintenance	-\$0.00	
Post Office Box	-\$0.00	
Postage	-\$0.00	
Property Taxes	-\$371.94	
Utilities	-\$218.09	
Returned Check Fees	-\$0.00	
Deposits (not pending 2019):		<b>+\$7,920.00</b>
Petty Cash Spending		<b>-\$0.00</b>
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Petty Cash On hand		<b>\$12.64</b>
Checking Account Balance		<b>\$7,039.27</b>
Pending Deposits		<b>\$2,500.00</b>
<b>Current Balance</b>		<b>\$9551.91</b>
Dues Outstanding:		<b>+\$1625.00</b>



# Old Business

- ONCOR Electric Delivery Services (*Karl Green, Bruce Lumpkins*)
  - Representative if in attendance
  - Preventative tree trimming map available on line at our web site
- Parking and Traffic issues
  - Commercial trucking parking has abated
  - “No Lake Access” sign installed
  - Reduced parking at intersection of Blue Ridge and Woodlake Circle
  - Reduced overhanging limbs
  - Please park in your driveway or garage
  - Please control your speed when driving through Woodlake - 20 mph max

# Officers and Committee Reports - Continued

- Architectural Control Committee - Howard Swaim
  - Construction Report

# Officer and Committee Reports - Continued

March 29, 2020

Architectural Control Committee (ACC)  
Woodlake Property Owners Association  
P.O. Box 1904, Belton, TX 76513

BOD  
Woodlake Property Owners Association  
P.O. Box 1904, Belton, TX 76513

Subject: Summary of ACC Actions to Date (Revised).

1. As the All Members' Meeting last year, four new issues were considered by the Architectural Control Committee (ACC), one issue was deferred. All resulted in positive resolution:

a. Issue: (6/15/19) Deferred from original application pending specifics, 12/26/17, to install cedar plank wooden privacy fence in back and to conceal propane tank, and a series of retaining walls, (necessary to maximize use and enjoyment of the lot, reduce or eliminate the slope, reclaim the soil for easier maintenance by minimizing erosion), at 4518 Blue Ridge Dr. from Joel Duran.


b. Issue: (8/15/19) Request to install a 4-5' high, "L"- shaped cedar fence panels at the north edge of the proposed driveway to conceal/mask existing propane tank on Lot #11, Key Largo, Cliffs of Woodlake, Ph II from Elizabeth Jessen.

c. Issue: (10/1/19) Application for a single story, 3-bedroom, native limestone and stucco ranch with 2823 SFLS new home construction on Lot #1 & 2, Blue Ridge Dr. from Manuel & Arlene Mak, 200 Lake Rd Apt 606, Belton, TX 76513.

d. Issue: (03/18/20) Consultation for the installation of a culvert under new driveway extension project at 4400 Blue Ridge Dr. from Betty Burkett. WPOA Covenants & Restrictive Deed do not specifically require ACC approval to add additional concrete to an existing driveway, however the installation of a culvert does require approval.

e. Issue: (03/20/20) Application to install a solar panel array on mounted to the south facing slope of the roof on home at 4525 Blue Ridge Dr. from Gary Degelo.

2. Submitted for record:

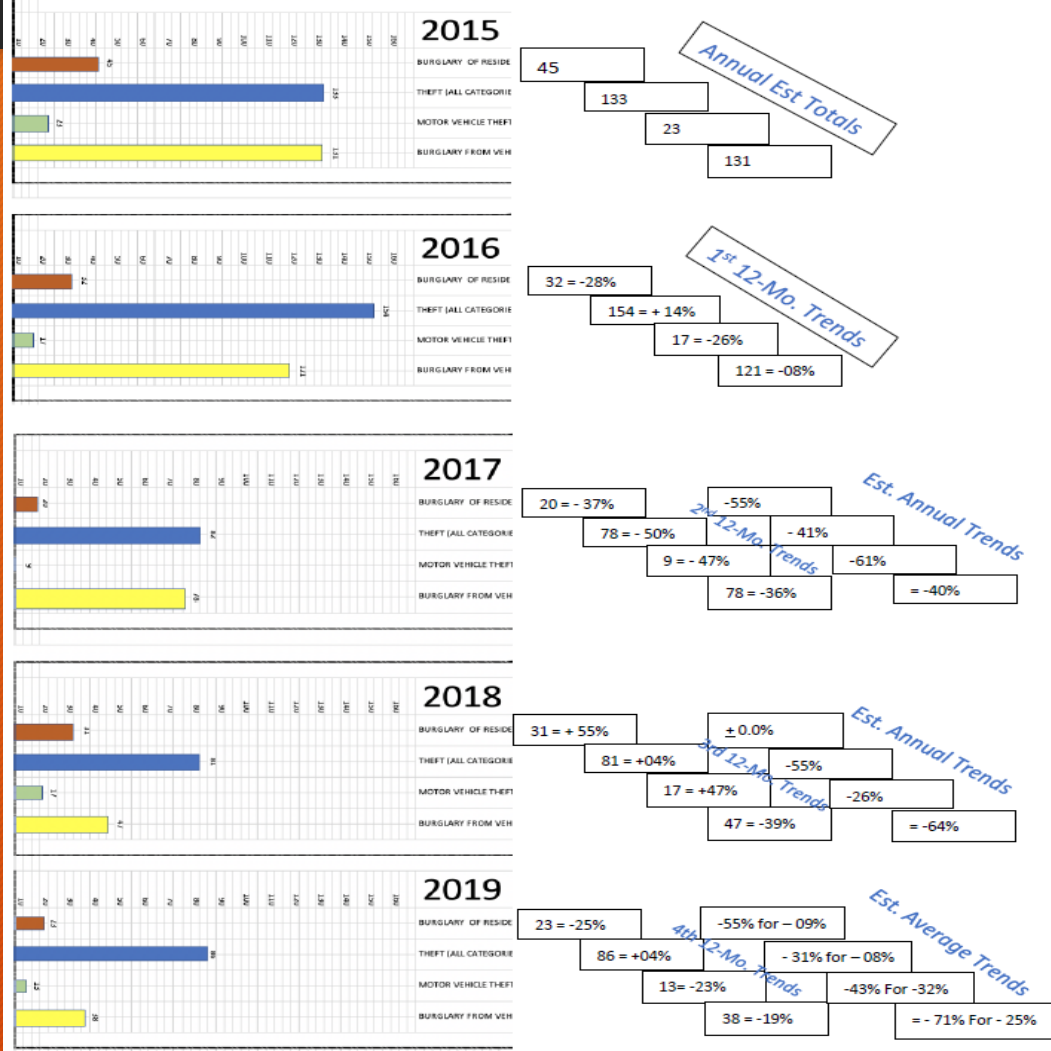
  
Howard L. Swaim  
Chairman, ACC

# Officers and Committee Reports - Continued

- Vote Approval of Financial and ACC reports
- Neighborhood Watch Report - Howard Swaim

# Officer and Committee Reports

## 5 YEAR "CRIMES OF OPPORTUNITY" TRENDS ANALYSIS



HIGHEST MONTH	LOWEST MONTH
Apr & Nov = 10 ea	Mar & Sep = 3 ea
Mar = 20	Dec = 5
Aug = 8	Mar, May & Dec = 0 ea
Oct = 22	Apr = 3
Nov = 7	Feb = 1
Dec = 20	Oct = 8
Aug = 4	Feb & Apr = 0 ea
Jan = 23	Aug = 2
Jun & Sep = 5 ea	Jan = 1
May & Jul = 10 ea	Dec = 2
Jun = 3	Feb-May, Aug, Oct, & Nov = 0 ea
Jul = 20	Mar = 1
Jan = 6	Nov & Dec = 1 ea
Jun = 11	Feb = 2
Apr = 3	Feb-May, Aug, Oct & Nov = 0 ea
Sep & Nov = 7 ea	Feb = 0
Mar = 8	Jan = 0
Dec = 13	Feb = 3
Jul = 7	Feb, Apr, May & Aug = 0 ea
Oct = 10	Jun, Jul & Sep = 1 ea

# Old Business - Continued

- Legal Issue update(s)
  - Howard Fomby

# New Business

- Unattended pets - specifically cats
  - Section One - there are several cats
  - Seen on cameras in other sections
- Potential for a WPOA Hospitality Committee/Social Events
  - Is there an interest?
  - Anyone interested to serve on the committee - or volunteer (Board member or not) to chair this committee?
- Is there a need for a Service Committee during this crisis?

# New Business - Continued

- Short Term Rentals
  - Do we need to develop a policy on this?
  - Form a committee?
- Updating the policy manual for WPOA
  - Produce and file an update - **VOTE**



# Members and Visitors forum

- Any person with business before the Board of Directors, not already scheduled on the agenda may address the board.
- Generally a maximum of 5 minutes per person.

# Comments by Individual Board Members

- Eric Smith
- Michael Grand
- Jim Gardner
- Sherry Lovorn
- Duane Walker

# Final Comments - Bill King

- Tennis Court Renovation - still a priority for the Board - considering adding fill dirt to make mowing easier.
- Board Meetings - all members encouraged to attend. Agendas are posted on line at our web site.
- We need your email address please? Send a note to [woodlake.net@gmail.com](mailto:woodlake.net@gmail.com) if you would like important alerts
- Pokemon cards were found - send email to above address if they are yours and you can identify them
- Thank you to the Sparta VFD for another excellent year of service

# Adjournment

- Vote to Adjourn