

**Woodlake Property Owner's Association  
Board of Directors Meeting  
Sunday, February 01, 2009**

**Members Present:** John Pollack, Mike Geary, Robert Tamez, Dave Palmer, Gene Presta, Lenore Burt

**Property Owners Present:** Gary Degelo

John Pollack brought the meeting to order at 3:00 pm at the home of John Pollack

**Treasurers report:** John reported that the Association has a bank balance of \$9,946.89. The biggest expenses during the quarter (Dec, 2008 – Feb, 2009) were the annual property taxes of \$345.00. The Neighborhood Watch sign was replaced at a cost of \$45.

**Architectural Control Committee Report:** a) Approval for the metal roof on Woodlake Circle.

**Old Business:**

**A. ACC Composition:** The definitive ACC structure goes back to the 2000 appointments. Section I no change. Cliffs of Woodlake Phase I and II have finally been resolved. After much discussion with the developers, they have outlined the facts that there are only 4 members (Mike Geary, JM Saxon, Mike Belcher & George Fowler) for Cliffs of Woodlake Phase I and II combined. George Fowler has requested to be removed from the ACC. Tom Kirwan, Howard Swaim & Dan Dobson were on the old committee and Howard and Dan said they would like to continue on the committee. The developers were asked to appoint the longest serving member, Howard Swaim, to the committee. The developers agreed in writing. The committee now consists of Mike Geary, JM Saxon, Mike Belcher and Howard Swaim.

**B. Neighborhood Awareness:** The Neighborhood Awareness sign has been replaced. Gene Presta reported that we are no longer patrolled by the Sheriff, but rather the DPS. Residents are encouraged to speak up if they see anything out of the ordinary.

**C. Covenant Violation:** Boat has been stored on the lot on Palisades Point again. Board agreed that the fine should be enforced again. On about January 1, 2009, the boat was parked back in the front yard. John will talk with the homeowner to try to resolve the situation.

**New Business:**

- A) Board policy for use of proxy votes (Carl Johnson). Carl Johnson suggested that a homeowner could only garner 1 or 2 proxy votes at a time. Our By-Laws state that any member can give their proxy to someone, but it must be filed with the Secretary. We could propose a change to our by laws at the Annual Meeting for approval. John Pollack made a motion that we adopt the language as put forth by

Dave Palmer addressing proxy votes for inclusion in our mailer announcing the Annual Meeting. Second Mike Geary.

- B) Nominating Committee: 2 positions will be coming vacant in March, 2009 (Dave Palmer has fulfilled the remaining year of a 3 year term and Lenore Burt has fulfilled the remaining 2 years of a 3 year term). Roberts Rules of Order states that a nominating committee be formed to have a slate of potential candidates to present at the Annual Meeting. The Committee would be charged with the task of identifying 2 people to fill the new 3 year terms. It was voted that we will not form a nominating committee. Those wishing to serve on the board may make their desires known to a board member or at the Annual Meeting, March 22<sup>th</sup>.

C) Agenda for Annual Meeting:

- I. Vote on the Road Map for restrictive covenants – website will be updated with the current version.
- II. Elections for two 3 year terms.
- III. Waive dues for 2009 – board discussed the issues. It needs to be addressed with care later on. There was not a consolidated recommendation to present at the Annual Meeting so it is premature to present.
- IV. Community Activities
  - a. Neighborhood Clean-up
  - b. Community Yard Sale

Next meeting date, time and place: Annual Meeting Sunday, March 22, 2009 3:00 pm.  
Dead Fish Grill.

Meeting adjourned at 4:15 pm.