

# WPOA BOARD MEETING

REMAX Real Estate Office

January 15, 2020

## MINUTES

Attendees: Board- Jack Balko, Gaylan Braselton, Leland Ferguson, Sandy Haynes, Donna Metke, Aubrey Sharpe & Kelly Wood; and Lake Committee Member- Mike Metke

President Metke called the Board Meeting to order at 5:30 PM

### 1. Secretary – Jack Balko

Jack provided Minutes of the December 2, 2019 meeting to the board members (having previously emailed the minutes to the board). All members had read the Minutes and the board approved the Minutes.

### 2. Treasurer – Gaylan Braselton

Gaylan presented the Treasurer's Report for December 2019

Southside Beginning Balance	\$139,615.96
Income	\$ 2,505.00
Disbursements	- \$ 7,112.29
Southside Balance Ending Balance	\$135,008.67

Gaylan reported that the Income total is low and varies month to month as a large deposit had been made at the end of the prior month. Full year revenue is expected. A Year End Income/Expense Statement and Balance Sheet are attached.

Gaylan presented the proposed 2020 Budget for discussion and approval. The format of the document included the 2019 actual Income/Expenses, proposed YTY changes and notes regarding the changes per line item. Considerable discussions were held to help the board better understand the timing and level of expenditures required for fiscal 2020. One major factor in developing a "quality" budget is the difficulty in finding vendors capable and willing to quote on the dredging operations. A motion was made by Jack Balko, seconded by Leland Ferguson, to approve a final draft with revisions of the 2020 Budget. Motion passed with unanimous vote. 2020 Budget is attached.

Gaylan presented preliminary information and concepts of placing funds into CDs. He suggested a \$25,000 CD for 6 months at 1.47%, and a \$25,000 CD for 12 months at 1.55%. Early termination fees and other details were not available. No action taken.

### 3. Architectural Control Committee – Leland Ferguson

Leland reflected on comments presented at previous board meetings regarding signage, rental properties and mailboxes. Also, late payments by owners and possible liens for late payments, and usage of properties and facilities by non-owners have been issues of concern. Leland suggested that revision of the Covenants be addressed to deal with the issues. Donna Metke suggested that an attorney be contacted to work on revisions to the Covenants and address other issues pertinent to access of and use of the Woods POA properties. Donna will research which law firm to work with.

### 4. Recreational Facilities and Security Committee – Kelly Wood

Kelly reported on vandalism of the playground equipment and picnic tables. Before the holidays a young teen was seen throwing keystone blocks from the pump house wall into the lake. On December 26<sup>th</sup>, teen vandals were observed throwing large rocks at the support beam for the covered bridge. On January 5<sup>th</sup>, a group of teens tore an 8-foot plank off a picnic table seat and threw the plank and other objects against the tennis court fence. They

removed swings, broke boards on the playground equipment and did other damages to the fence and playground equipment. The police were called, and the teens ran off. Photos were taken of the damages. A criminal damage to property complaint was filed with the police department.

The Board voted to close the common areas from dusk to dawn and to post No Trespassing signs indicating permissible usage is only during daylight hours. Signs need to be posted ASAP so police can effectively enforce permitted usage. The police have promised to double up on patrols of the area. Efforts will be made to prosecute vandals and secure reimbursement for all damages.

Improved lighting for the pool and tennis courts has kept people from parking in the lots and reduced nighttime activities in the area.

5. Lake and Common Grounds Committee – Aubrey Sharpe

Aubrey presented a list of line items for consideration in working on the 2020 Budget. He also reported that the new lawn care provider has done a fantastic job. For a very nominal price (1/2 the price of second bidder) they removed two large dead trees and repaired a section of broken sidewalk. The entrances to the Woods along Lazy Creek have been planted with winter flowers and rye grass was planted in dead spots along the street. New trees were purchased and then planted by volunteers. Total cost was \$1,200 as opposed to the \$4,000 approved at the December 2<sup>nd</sup> meeting.

Quotes have been received for the seawall at the pump house and for dredging the north silt pond. The Board voted to accept the low bid for the seawall and to proceed with the work. A second motion was passed to begin dredging the north silt pond on a time and expenses basis. If funds remain, they are to be used for dredging activities at the west silt pond and the north end of the lake. Work should start in February on these projects.

Police have offered suggestions for enforcement of rules that limit usage to our WPOA members. There is some confusion and people in other HOAs in the Woods believe they are entitled to use our facilities. Others come from other areas of the city to use our common facilities because they prefer it to some of the public parks. The Board will further review these issues and alternatives for addressing them. Input and suggestions from WPOA members is welcomed.

There being no further business, meeting adjourned at 7:30 PM

Respectfully submitted,

Jack Balko  
Secretary