

# WPOA BOARD MEETING

REMAX Real Estate Office

February 27, 2020

## MINUTES

Attendees Present: Board - Jack Balko, Leland Ferguson, Donna Metke, & Kelly Wood; Lake Committee Member- Mike Metke, and Mr. and Mrs. Jack Jones. Absent: Aubrey Sharpe

President Metke called the Board Meeting to order at 4:36 PM

President Metke introduced Mr. Bobby Stark, President of Storey Lake HOA

Mr. Stark informed the board about their plans to re-channel the creek south of our swimming pool to straighten the channel which will eliminate the washout of our creek shore behind the swimming pool. Their interest is to prevent degradation of their lake and they recognize the benefit to our association by securing the creek shore line at our property. The total cost of the project is \$8,000 and they are requesting that the Woods POA share the cost at \$4,000. After the new channel is cut, the curved channel will be filled in and rip rap will be placed on our shoreline of the new channel to prevent future erosion. Donna thanked Mr. Stark for his information and informed him that the board would consider the matter.

The board then discussed the proposal by Mr. Stark and on motion by Jack Balko, seconded by Kelly Wood, motion passed. A concern was expressed about assurance of the quality of the retainage of the creek shore. Jack Balko, Mike Metke and Leland Ferguson are to oversee the work as it progresses and at completion.

### 1. Secretary – Jack Balko

Jack provided Minutes of the January 15, 2020 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 – Jack Balko

Upon the resignation as Treasurer by Gaylan Braselton, President Metke asked Jack Balko to assume the position until the next annual meeting. An email vote by the board approved this appointment.

January 1, 2020	Southside Beginning Balance	\$135,008.67
January 1-31, 2020	Income	\$ 30,355.00
January 1-31, 2020	Disbursements	- \$ 4,746.79
January 31, 2020	Southside Balance Ending Balance	\$160,616.88

The January 2020 Balance Sheet, Income/Expense Statement and Disbursements Statement are attached. Also attached is a detailed Treasurer's report for the month of February, 2020 dated February 29, 2020. February 2020 Balance Sheet, Income/Expense Statement and Disbursements Statement are included. The summary of February activities is as follows:

February 1, 2020	Southside Beginning Balance	\$160,616.88
February 1-29, 2020	Income	\$ 7,313.21
February 1-29, 2020	Disbursements	- \$ 11,711.67
February 29, 2020	Southside Balance Ending Balance	\$156,218.42

As noted in Balko's Treasurer's Report, a revised 2020 Annual Budget was reviewed and approved by the board. Also, the board approved Balko's recommendation to secure two CD's for \$25,000 each, one for a six month term and the second for a twelve month term. This action is taken based on confirmation that no principal or credited earned interest would be lost if early withdrawal of the CD is required. The board approved the Treasurer's report.

3. Architectural Control Committee – Leland Ferguson

Leland presented information about HOALeader.com, an online service that provides significant information about HOA Governance. There is a monthly fee of \$11.99 or an annual fee of \$119.00. Up to 9 members of the HOA board can access the site under one membership fee. Leland committed to sign up for the monthly fee and evaluate the site as well as provide a link to the site to board members.

Mike Metke reported that an email from Officer Barron reported that the property owner of the rent house at 3210 Lake Pine Circle said the renters would be out of the house by the end of February.

4. Recreational Facilities and Security Committee – Kelly Wood

Kelly recommended eliminating the swing set instead of trying to repair or replace it. It is a draw to teenagers who have been destructive to our common areas in the past. Kelly also recommended replacing the boards on the picnic tables and treating them with sealer to extend the life of the boards. The board approved both recommendations.

5. Lake and Common Grounds Committee – Aubrey Sharpe

In the absence of Aubrey Sharpe, Mike Metke reported that the dredging of the north silt pond was being done and total cost for that by Mr. Glyn Thomas should not exceed \$7,400. This will include the dredging, removing any soil not required to level out the site, and seeding the exposed soil. This work was approved at a prior board meeting. Mike also reported on the vendor providing the dredging for Storey Lake as a possible resource for the additional dredging we need. Their equipment is a pontoon mounted back hoe which significantly increases the capacity to get to the middle of silt ponds and into the lake for dredging. Mike will obtain quotes for hourly service from the firm and if favorable, arrange for our dredging requirements. Funds have been approved for all dredging operations up to \$45,000 at prior board meetings.

Mike informed the board that information about a new assisted living development in being planned west of our west silt pond and the potential impact that will have on our silt pond. The board needs to be involved to assure that the developers provide adequate silt ponds of their own during construction to assure our pond does not have to accommodate significant buildup as a result of their activities.

There being no further business, meeting adjourned at 5:58 PM

Respectfully submitted,

Jack Balko  
Secretary