

WPOA BOARD MEETING

3206 Lakepine Cir

March 9, 2022

Meeting Minutes

Attendees Present:

Jack Balko, Owen Sanderson, Chris Pulliam, Melinda Weedon, Joe Williams, Mike Groscup, Candy Carroll

I. Call to Order:

President Jack Balko at 6:08 PM

II. Secretary's Report: (Owen Sanderson):

The meeting minutes of January 20, 2022, had been provided via email to board members for review prior to the meeting. Without objection, the minutes were approved. An email vote to approve the Daugherty Law Firm to submit a certified letter to the homeowner at 3702 Pine Bluff Cir was certified without objections.

III. Treasurer Report (Joe Williams):

Joe presented the Treasurer's Report for January and February, 2022;

A copy is attached to the minutes. Without objection, the Treasurer's report was approved.

IV. Lake and Common Grounds: (VP Mike Groscup)

Mike presented the Lake & Common Grounds Report;

Work accomplished:

- Replaced sprinkler valve #1 for a cost of \$450.00
- All repairs to the spillway required as a result of heavy rainfall have been completed including concrete repairs to the sidewalk near the bridge caused by spillway repairs
- Lighting at entries to Woods have been corrected
- Vendor to apply additional Hydro-Mulch to the ramp and spillway at no cost

Mike recommended that we submit a bill to the City of Tyler to pay for the spillway repair. Jack Balko committed to call City Councilman, Bob Westbrook for assistance.

V. Recreation Facilities & Security Report (VP Chris Pulliam):

Chris presented the Recreation Facilities & Security Report;

Work accomplished:

- Prepared for Spring Trash round-up week of May 2.
- Continuing to monitor the water level in the pool weekly.

Work to be done:

- Re-attach the tennis court windscreens that have come disconnected on the bottom of the west side fence.
- Replace or repair the pool filter housing which has a crack resulting in minor seepage.
- Investigate the pool decking for washout.
- Move picnic tables to the pool areas in preparation for the opening.
- Fence needs painting. Plans to be developed to accomplish that.

Owen recommended installing a "park style" trash can near the tennis courts that matches the picnic tables. Jack asked Chris to look into cost and options to be presented to the board.

The board approved opening the Pool on May 1st with a pool party planned for May 28th. More info to come.

VI. Architectural Control: (VP Melinda Weedon)

Melinda gave an update to the board on the Covenant Review Committee's completion of the proposed revisions to the association's Covenants and By-laws.

VII. Social Activities Report (VP Candy Carroll):

Candy presented her Social Activities Report;

An association wide garage sale is scheduled for the weekend of March 25th. The plan is to have members bring items to Candy's house throughout the weekdays prior, and Social Activities Committee will mark and sell the items. All proceeds will go to the association's plan for new playground equipment. Any unsold items will be donated to the Salvation Army.

VIII. Unfinished Business:

An extension was given until April 14th for the homeowner at 3702 Pine Bluff Cir. to respond to the board's requirements per the letter issued by the Daugherty Law Firm.

IX. New Business:

The board reviewed the Covenants Review Committee's proposed revisions to the Covenants and Restrictions. The board plans to distribute a copy of the proposed revision to each homeowner by March 18th in preparation for the town hall meeting on March 24th. Purpose of the town hall meeting is to give homeowners an opportunity to ask questions, make comments, and offer suggestions about the proposed revisions. A final Committee meeting will be held to incorporate input as appropriate, after which a ballot will be submitted to the homeowners for their vote to adopt the amended Covenants.

The board reviewed and discussed the Covenants Review Committee's proposed amendments to the By-Laws. Jack Balko informed the board that our attorney, Craig Daugherty, advised that under Texas state law and the Woods POA Articles of Incorporation, the Board has the power to amend the By-Laws of the Corporation. Owen made a motion to adopt the By-Laws with the amendments recommended by the Committee. Chris 2nd the motion. The board voted unanimously to adopt the By-Laws with the proposed amendments. The new By-Laws will be posted to the association's website. After final action by the homeowners to adopt the amended Covenants, a "clean" copy of both documents will be provided to the homeowners.

X. Adjourned:

Next meeting is scheduled for May 12th at 6:00 PM

President Jack Balko called the meeting adjourned at 8:38 PM with no objections.

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
1/31/2022**

Southside Checking Account		
JANUARY 1, 2022	Beginning Balance:	\$72,765.84
JANUARY 1-31, 2022	Deposits/Credits:	\$14,194.00
JANUARY 1-31, 2022	Disbursements:	\$21,111.38
JANUARY 1, 2022	Transfer to Challenge Reserves:	\$606.25
JANUARY 31, 2022	Ending Balance (cash basis):	\$65,242.21
Southside Challenge Account		
JANUARY 31, 2022	Ending Balance:	\$15,168.32

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (ACCRUAL BASIS)
1/31/2022**

Southside Checking Account		
JANUARY 1, 2022	Beginning Balance:	\$70,644.14
JANUARY 31, 2022	Ending Balance (accrual basis):	\$64,598.12

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
2/28/2022**

Southside Checking Account		
FEBRUARY 1, 2022	Beginning Balance:	\$65,242.21
FEBRUARY 1-28, 2022	Deposits/Credits:	\$11,760.25
FEBRUARY 1-28, 2022	Disbursements:	\$7,850.30
FEBRUARY 1, 2022	Transfer to Challenge Reserves:	\$606.25
FEBRUARY 28, 2022	Ending Balance (cash basis):	\$68,545.91
Southside Challenge Account		
FEBRUARY 28, 2022	Ending Balance:	\$15,774.57

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (ACCRUAL BASIS)
2/28/2022**

Southside Checking Account		
FEBRUARY 1, 2022	Beginning Balance:	\$64,598.12
FEBRUARY 28, 2022	Ending Balance (accrual basis):	\$69,409.26