

WPOA BOARD MEETING

3206 Lakepine Cir

March 11, 2021

Meeting Minutes

- I. Attendees Present:
Jack Balko, Owen Sanderson, Stacy Fogle, Mike Groscup, Chris Pulliam, - Melinda Weedon (Teleconference) Members absent: Patricia Glass
- II. Call to Order: President Jack Balko at 6:40 PM
- III. Secretary's Report: (Owen Sanderson):
Minutes of the January 14, 2021 meeting had been provided via email to board members by Secretary Owen Sanderson. Without objection, the minutes were approved. Stacey Fogel called for a motion to certify email votes: 1) approval of revision to Penalty and Interest Fee Schedule (approved during January 14, 20112 meetings), 2) HydroBlast Estimate for Painting Tennis Court Light Poles. Chris Pulliam 2nd the motion, Motion Passed.
- IV. Treasurer Report (Stacy Fogle):
Stacy presented the Treasurer's Report for January 31 and February 28, 2021;
A copy is attached to the minutes. The overall status of accounts reflects positive cash flow due to account prepayment of monthly dues for the year. Without objection, the Treasurer's Report was approved. Jack presented a Delinquent Dues Status Report; a copy is attached to the minutes.
- V. Lake & Common Grounds Report (VP Michael Groscup):
Mike presented the Lake & Common Grounds Report;
A copy is attached to the minutes. Major items accomplished since the last meeting: Woods entry signs were blasted and power washed, the spillway bridge was power washed and water sealed. Ongoing projects include repairs to the concrete walk around the lake. Without objections, the Lake and Common Grounds report was approved. Mike informed that the sprinkler pump received damage during the week-long freeze. The repairs are estimated to be up to \$1,200 + tax and reinstallation parts. Jack Balko called for a motion to approve fund up to \$2,000 for the repair of the pump, Chris Pulliam 2nd the motion, motion passed. A discussion was had regarding the replacement of the chain-link fence installed by the tennis courts on the west side of Lake Forest Dr in order to keep the Woods POA common grounds facility in compliance with the Covenants. After the discussion, Stacy called for a motion to replace the fence with a black rod-iron fence similar to the swimming pool area. Work will be performed once competitive bids are in and at the same time fencing around the playground equipment is installed. Chris Pulliam 2nd the motion, the motion passed.
- VI. Recreation Facilities & Security Report (VP Chris Pulliam):
Chris presented the Recreation Facilities & Security Report;
A copy is attached to the minutes. Activities since the last meeting; continued work with the pool repair company to identify the possible leak. A meeting is set for March 13 to determined where the leak is (as of the date of drafting the minutes no leak was detected we are further monitoring the situation). Project completed since the last meeting; the tennis courts were power washed and the light poles repainted, swimming pool deck and bathhouse were power washed, tennis court fence repaired from damage in the last snowstorm. Ongoing project; repairs to the broken light fixture and maintenance to the bathhouse before the pool opens. Continue research is being conducted for budgetary items such as a playground and basketball goal. Without objections, the Recreation Facilities report was approved. A discussion was had to open the pool on May first and to have all associated projects involving the pool and surrounding areas completed by May 1st.

- VII. Architectural Control Report (VP Melinda Weedon):
Melinda presented the Architectural Control Report;
The application for a new pool at 4031 Lazy Creek was approved. Woods POA Lawn contractor was contracted to clean up a lot on Pine Creek at the owner's expense. Melinda is still asking for volunteers to be on the Covenants and By-law committee. Jack asks all members to take time to review the covenants and By-laws and submit feedback to Melinda. Without objections, the Architectural Control report was approved.
- VIII. Social Activities Report (VP Patricia Glass):
Patricia's report from the Social Activities committee was presented by Jack Balko;
A copy is attached to the minutes. The next scheduled event will be food and drinks for the workday to get the pool ready to open (Date TBD), Community Garage Sale (held individually at each household) is scheduled for April 23rd, 2021. Woods POA will provide advertising and community outreach to help boost activity. The Social Activities Committee is asking for a 10% donation to help with the cost associated with the new playground. The Yard of the month will be postponed until April. Without objections, the Social Activities report was approved.
- IX. Unfinished Business:
Board members who have not completed their review of the by-laws and covenants should complete them and send them to Melinda. The Covenants and By-law committee should have their suggested changes prepared to present to the board for a vote by the May meeting.
- The next meeting was set for May 13th, 2021, at Mike Groscup's residence.
- X. New Business:
Discussion regarding how to keep the common ground yard tractor covered. Jack proposed building an awning within the fenced-in area by the pool bathhouse which could be rotated up to provide access to the equipment. Discussion regarding TCEQ's report regarding the silt that is entering the lake and west silt pond from nearby construction activities. Community members met with the construction company and additional measures have been put in place to limit the sediment entering our ponds and lakes. Jack will meet with contractors regarding possible seawall to limit erosion of the shoreline adjacent to the outflow pipe crossing under Lazy Creek Dr. from the west silt pond.
- XI. Adjourned: President Jack Balko called the meeting adjourned at 8:32 PM with no objections.

Respectfully submitted

Owen Sanderson
Board Secretary

WPOA Treasurer's Report
January and February 2021

January 31, 2021

Summary of January Income/Expenses

January 1, 2021 Southside Checking Acct. Beginning Balance \$

January 1-31, 2021 Income \$13,758.79

January 1-31, 2021 Disbursements \$3296.48

January 1, 2021 Transfer to Challenge Reserves \$606.25

January 31, 2021 Southside Checking acct. Ending Balance \$75,025.35

January 31, 2021 Challenge Reserves Account \$ 7,883.80

February 28, 2021

Summary of February Income/Expenses

February 1, 2021 Southside Checking Acct. Beginning Balance \$ 75,025.35

February 1-28, 2021 Income \$8,741.79

February 1-28, 2021 Disbursements \$10,679.84

February 1, 2021 Transfer to Challenge Reserves \$606.25

February 28, 2021 Southside Checking acct. Ending Balance \$83,558.82

February 28, 2021 Challenge Reserves Account \$8,490.05

Attached are the following reports:

January & February 2021 Balance Sheet

January & February 2021 Income/Expense Report

List of Disbursements for January & February 2021

Overall status of accounts reflects under budget operation these 2 months combined. Great job!

Respectfully submitted,
Stacy Fogle

DELINQUENT DUES STATU REPORT
WOODS POA
MARCH 11, 2021

As of March 4, 2021 the total of delinquent dues due for four months or more – up to 39 months past due, totaled \$7,675.00

Letters were mailed to all members who were four months or more in arrears. Additional, a personal visit was made to the member with the largest delinquent dues amount. The new Penalty and Interest Fee schedule was provided to all members.

The member with the most serious delinquent account status (39 months in arrears) accepted my proposal to make a payment of \$660.00 (one year of dues), and make payments of \$165.00 every month until the account is current, payments to start April 15th. Also, the proposal required the member to set up an automatic payment program with her bank where by the bank will send the payment each month. The proposal stated that failure to do any of the required actions would immediately create a lien on the property and penalty and interest fees would be applied.

The residence where the member is deceased is now in legal process and full payment of the dues due (\$770) plus a \$150 charge for yard work to bring the yard up to neighborhood standards is being made Friday, March 12. Several other accounts with 5 or more months in arrears have been paid.

The total past dues received since the March 4th report is \$2,715.00. In addition to the past due dues receives, some members paid their account through the balance of the year and some set up their accounts for automatic payments.

At this time, the balance of delinquent dues of four months or more total \$4,960.00. Poo of that is one member who lives out of the country and has not responded to my letters or emails.

Penalty and Interest Fees will be applied to member's accounts as applicable starting with the April 1, 2021 Statements.

Jack Balko
President, WPOA

Grounds & Lake Report, March 11, 2021

Projects Completed

Power washed Woods entries, tennis courts and bridge.
Thanks Owen

Painted light poles on tennis courts.

Repaired top rail of fence on tennis court that was damaged by a fallen tree limb.

Ongoing Projects

Tony is working on repairing broken sidewalks. Some extra money will be needed for repairs of drains by west side of lake.

Sprinkler pump cracked during storm. Pump housing has been removed and dropped off for repair. More info is needed on pump before repairs can be completed.

Purchased 30' of 1X6X6 fencing for enclosure around pool equipment and lawn tractor. We still need some kind of cover for that area.

Will be painting the pump house in the near future.

I've talked to several residence about the chain link fence **and no** one has a problem with it.

Submitted by, Mike Groscup

HOA Meeting March 11, 2021

Recreation and Security

- 1) Thank you to Owen, Jack and Mike for their work on the tennis courts. As I understand it, we have both power washed the court surface, repaired the fencing and repaired/painted the light poles.
- 2) Pool leak investigation – I am meeting with our pool guy (Ron) Saturday, March 13 @ 10 a.m. to remove the pool cover and begin our investigation into the pool's dropping water level.
- 3) Sealcoat of pool parking lot scheduled for Sat. March 20 (weather permitting). I am planning to recruit some non-Board member neighbors to help. 30' x 36'. Lot needs some drainage work.
- 4) Pool work day will be Saturday, May 15 @ 9:00 a.m.
 - a) I will work with Jack to identify the projects we will undertake that day (painting the bathrooms interior, sanding and painting deck chairs, preparing the pool area)...and to decide how many workers we need to recruit for that day.
 - b) Any work on the fencing for the tractor?
 - c) Has the pool house been power-washed lately?
 - d) I will get with the plumber (Calvary Plumbing) to troubleshoot our pool-house bathrooms.
 - e) We may need an electrician also (light over women's sink).
 - f) Could Hospitality provide drinks (water)...and if we have a good turn-out, lunch?
 - g) Does anyone have a contact for making signs? Both the pool area and the tennis courts need several new signs.
- 5) Opening Day for the pool is Saturday, May 29 (Memorial weekend).
 - a) Do we want to plan something to get people out?
 - b) Will COVID still be an issue (bathroom sanitizing after each use, etc.).
 - c) Do we have someone in mind to hire/handle the daily open and close of the pool?

- d) Distribution process for pool keys is laid out in our policies.
Should I get pool keys made in advance of the need? How to publicize key process?
- 6) No progress on the playground. Are we ready to take on that expense? Simple playground (within Pool fencing)
-\$3000 set and delivery (Turbo Original Fort Combo 2);
-\$500 installation costs (concrete, workers);
-?\$2000 estimate fencing/gates (asked for quote)
= TOTAL \$5500*.
- 7) No progress on the basketball goal.
- 8) Tennis Court windscreens are disintegrating. I propose we remove the screens as they fall apart and not replace them.

Subject: Architectural Control Report

From: "Melinda Weedon" <melindaweedon2@gmail.com>

Sent: 3/10/2021 7:04:48 PM

To: "Jack Balko" <jbalko@muserevolution.com>; "Chris Pulliam" <chris@fcctyler.org>;
"Mike Groscup" <mikiebaja@aol.com>; "Patricia Glass"
<patricia.dr.glass@gmail.com>; "Stacy Fogle" <stacyfogle@gmail.com>;

Woods POA

Architectural Control Report

March 11, 2021

- 1) Work continues on updating the covenants and bylaws.
- 2) Mr. John Johnson submitted a request to install a pool at his home on 4013 Lazy Creek Drive. The drawings and city permit met the required guidelines. Approval was given for the construction of the pool.
- 3) Homeowners have expressed concern over the yard at 3310 Pinecreek Drive. The owner has passed away, and the yard is over grown and neglected. The lawn crew for the Woods Homeowner Association will be cleaning up the yard. The cost to do so will be added to the back dues. Jack Balko has been in touch with the extended family on what is being done with this property.
- 4) On a similar note, working to ensure vacant lots are kept up (mown, limbs picked up, etc.) or otherwise the lot may/will be maintained by our homeowner association's lawn crew and fee assessed to homeowner.
- 5) Anne Darnley (3902 Lazy Creek Drive) has requested permission to install a play set in her back yard. The request has not been officially submitted to architectural control.

Sent from my iPhone

SOCIAL COMMITTEE REPORT

MARCH 2021

Summary: I had a hard time finding food trucks. Between weather and the trucks already being booked it was difficult to find one. Even with the weather being unfavorable we had a great turnout. I plan on another successful day in April.

March and April Goals: The biggest thing we will be starting in April is yard of the month and the garage sale. I know we talked about yard of the month starting in March but there aren't any super nice yards right now because of the freeze. Anyone know where to get a couple bandit signs?

I was hoping we could do our garage sale the weekend of 23rd of April. Does this work for everyone? We can advertise in the newspaper, facebook, craigslist, bandit signs throughout the neighborhood, and the neighborhood app.

What percentage do we want to talk to the community for and for what project?

*10% REVENUE
to help fund
Playground.*

Recommended Schedule for the Year:

- Food trucks - 2nd Friday of each Month (pool parking lot)
- Yard Of the Month - 1st Friday of each month in the spring.
- Organize a spring cleaning garage sale and have money donated to a community project.
- April
- HOA hosts a Summer Pool Party. - May
- HOA hosts a Holiday Party. - December

List of Committee Members:

- Cheryl Dawson
- Joshua Glass
- Stacy Fogle
- Sue Groscup
- Lisa Pulliam