

WPOA BOARD MEETING

Metke Patio
April 29, 2020
MINUTES

Attendees Present: Board - Jack Balko, Leland Ferguson, Donna Metke, Aubrey Sharpe, & Kelly Wood; Lake Committee Member- Mike Metke

President Metke called the Board Meeting to order 5:39 PM

1. Secretary – Jack Balko

Jack provided Minutes of the February 27, 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

Jack presented the Treasurer’s Report for March 2020

March 1, 2020	Southside Checking Acct.	Beginning Balance	\$156,218.42
March 1-31, 2020	Income		\$ 3,490.00
March 1-31, 2020	Disbursements		- \$ 26,631.58
March 16, 2020	Transfer to Challenge Reserves		-\$ 1,818.75
March 31, 2020	Southside Checking Acct.	Ending Balance	\$131,258.09
March 31, 2020	Challenge Reserves Account Balance		\$ 1,818.75

As approved by the Board, Jack established a Challenge Reserves account at Southside Bank with an initial deposit of \$1,818.75 (3 months at \$606.25) and set up an automatic deposit on the first of every month. This account is to accumulate funds to support emergency, un-budgeted expenses whenever they occur.

A review of the Delinquent Account Analysis dated April 1, 2020 reflects a significant number of accounts in arrears totaling \$13,781.00 which is 12.5% of the total HOA annual dues. There are two accounts which are 32 months in arrears. Files and prior communications are being reviewed prior to doing additional collection work.

The lake and silt pond dredging project expenditures to date and plans/costs to finish the project completely are within budget. The March Balance Sheet, Income/Expense Statement and Disbursements are attached plus the Delinquent Account Analysis Report. Board approved the Treasurer’s report.

3. Architectural Control Committee – Leland Ferguson

Leland provided information and a request from member Glenn Price for approval for construction of a storage unit to be built onto the rear of his garage at the back of his lot. Leland made motion, seconded by Aubrey Sharpe to approve the request with the stipulation that the improvement be constructed with materials of the same as existing dwelling and the garage door side of the facility will reflect a standard garage structure.

Leland also reported two vacant lots which need cutting. He will call City of Tyler Code Enforcement Department to report the status of the lots.

4. Recreational Facilities and Security Committee – Kelly Wood

Kelly reported that a locksmith will install a new lock and provide new keys for the pool on Tuesday, May 5. The keys will be numbered to enable identification of member’s assignment of keys by number. Kelly also provided a list of recommendations for board action. All these items will be addressed in a FAQ section of the next WPOA Newsletter. The board approved items a.-g. of the report (pool issues, rules for common areas and parking, and possible Covenant revisions) and held approval on items h.-J. pending receipt of bids for fencing and further consideration on associate memberships and use of paid ground security personnel monitors.

Donna presented information obtained from the CEO of NETX Public Health District and from attorneys at Ladd & Thigpen LLC. regarding a schedule for opening the pool in light of the COVID-19 virus. The recommendation was to follow the actions of the City of Tyler regarding scheduling an opening date and required cleaning procedures.

5. Lake and Common Grounds Committee – Aubrey Sharpe

Aubrey reported that all dredging of the lake and silt ponds has been completed and all raw dirt areas prepared and hydro mulched. The project has been accomplished within the budget established for 2020. Board members and association members contributed major hours and efforts to oversee and perform tasks required to achieve the results required. The seawall between the dam and pump house is completed, a new light installed at the covered bridge, numerous sprinkler heads and broken pipes replaced and repaired and drainage of sidewalk areas improved. More details will be provided in the next Newsletter FAQ section

There being no further business, meeting adjourned at 7:44 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Balko". The signature is written in a cursive, flowing style.

Jack Balko
Secretary