

WPOA BOARD MEETING

Associate Pool Area

May 9, 2022

Meeting Minutes

I. Attendees Present:

Jack Balko, Owen Sanderson, Melinda Weedon, Joe Williams, Mike Groscup, and Candy Carrol; absent (Chris Pulliam)

16 households and 19 total persons attended the meeting (see attached sign in sheet)

Prior to the call to order President Jack Balko provided some research he had conducted over the past revisions to the By-laws and elections of the BOD at the annual meetings. Notes regarding this research are attached to these minutes. Jack informed the members present that they would have time for questions and comments at the end of the business meeting.

II. Call to Order:

President Jack Balko at 6:27 PM

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

The meeting minutes of the March 31, 2022, regular board meeting and April 11, 2022, Special Board Meeting were read. Both sets of minutes had been provided via email to board members for review prior to the meeting. Without objection, the minutes were approved.

IV. Treasurer Report (Joe Williams):

Joe presented the Treasurer's Report through April 2022;

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

Jack provided a Delinquent Accounts Status Report (a copy is attached to these minutes). Jack noted that we have not begun applying the fees and interest fee schedule approved by the board on January 14, 2021. A copy of this schedule is attached to these minutes. Owen recommended that we reach out to the association accountant and have them start applying the penalties and fees along with updated statements to the delinquent accounts.

V. Lake and Common Grounds:

Mike presented the Lake & Common Grounds Report;

A copy is attached to the minutes. Without objection, the Lake and Common Grounds Report was approved.

Jack Provided an update on the dredging plan. Jack and Mike had met with Bo Pepper to discuss the scope, schedule, and pricing. Jack will update the board once Bo Pepper has provided an estimate for the proposed work.

VI. Recreation Facilities & Security Report (Jack Balko):

In Chris absents, Jack provided an update on the Recreation Facilities & Security Report;

A copy is attached to the minutes. Without objection, the Recreation Facilities & Security Report was approved.

Owen reported an issue with fire ants around the pool area and the need for treatment. Jack asked Mike to contact Tony (the association's landscape contractor) to provide fire ant treatment around the poll area. Jack noted he had previously spot-treated some areas.

VII. Architectural Control (Melinda Weedon):
Melinda provided an update on the Architectural Control request. A copy of her report is attached to the minutes. Without objection, the Architectural Control Report was approved.

VIII. Social Activities Report (VP Candy Carrol):
Candy presented her Social Activities Report;
A copy of her report is attached to the minutes. Without objection, the Social Activities Report was approved. The association's wide garage sale was a success with the proceeds totaling \$2,050.00.

IX. New Business:
Jack proposed a voting procedure for the upcoming BOD elections regarding mail-in ballots and in-person voting. The Board agreed to research the current By-Laws and Texas Property Code, then come up with a procedure that met the requirements in both documents while also encouraging voter participation.

Joe presented a proposal for the association to adopt a cloud-based storage system to store the association files, minutes, and critical information. There were questions regarding access and control of access. Joe informed the Board with a Gmail account, anyone can access the files, and security measures can be put in place for "viewing only", as well as, uploading and modifications of the files. Candy made a motion to move forward with the proposal. Chris 2nd the motion. The motion passed.

Jack opened the floor up for questions and comments from the association members.

The following Members addressed the Broad:

- Phyllis Viken
- John Barber
- Vicky Riggs
- Randy Back
- Glen Mayle
- Sara Back
- Garry White
- Gaylan Braselton (letter read by another member)

The Broad informed the members that the correct By-Laws document will be uploaded to the Association website by the end of the week.

X. Adjourned:
The next regular board meeting is scheduled for July 14th at 6:00 pm, location TBD. Information regarding the meeting will be posted on the Association's website at least 10 days in advance. President Jack Balko motion to adjourn, Joe 2nd the motion. The meeting adjourned at 8:38 PM with no objections.

Attachments

VP Report

Delinquent Accounts Report

Notes on Research of WPOA Meetings and Annual Meetings

Members Sign in Sheet

MARCH

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
3/31/2022**

Southside Checking Account

MARCH 1, 2022	Beginning Balance:	\$68,545.91
MARCH 1-31, 2022	Deposits/Credits:	\$6,368.00
MARCH 1-31, 2022	Disbursements:	\$5,717.70
MARCH 1, 2022	Transfer to Challenge Reserves:	\$606.25
MARCH 31, 2022	Ending Balance (cash basis):	\$68,589.96

Southside Challenge Account

MARCH 1, 2022	Beginning Balance:	\$15,774.57
MARCH 1, 2022	Transfer from Checking:	\$606.25
MARCH 31, 2022	Interest:	\$3.50
MARCH 31, 2022	Ending Balance:	\$16,384.32

APRIL

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
4/30/2022**

Southside Checking Account

APRIL 1, 2022	Beginning Balance:	\$68,589.96
APRIL 1-30, 2022	Deposits/Credits:	\$15,273.81
APRIL 1-30, 2022	Disbursements:	\$4,546.05
APRIL 1, 2022	Transfer to Challenge Reserves:	\$606.25
APRIL 30, 2022	Ending Balance (cash basis):	\$78,711.47

Southside Challenge Account

APRIL 1, 2022	Beginning Balance:	\$16,384.32
APRIL 1, 2022	Transfer from Checking:	\$606.25
APRIL 30, 2022	Interest:	\$0.00
APRIL 30, 2022	Ending Balance:	\$16,990.57

Woods Property Owners Association Inc.

Balance Sheet

As of April 30, 2022

Accrual Basis

	<u>Apr 30, 22</u>	<u>Mar 31, 22</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Southside Bank - Checking	75,924.81	69,881.96	6,042.85
Challenge Reserve Account	16,990.57	16,384.32	606.25
Total Checking/Savings	<u>92,915.38</u>	<u>86,266.28</u>	<u>6,649.10</u>
Accounts Receivable			
Dues Receivable	8,736.18	10,768.18	(2,032.00)
Total Accounts Receivable	<u>8,736.18</u>	<u>10,768.18</u>	<u>(2,032.00)</u>
Total Current Assets	<u>101,651.56</u>	<u>97,034.46</u>	<u>4,617.10</u>
Fixed Assets			
Common Areas	999.89	999.89	0.00
Fencing	12,325.00	12,325.00	0.00
Irrigation System	23,200.00	23,200.00	0.00
Picnic Tables	4,383.46	4,383.46	0.00
Silt Pond	50,882.23	50,882.23	0.00
Swimming Pool/Bath House	45,000.00	45,000.00	0.00
Tennis Courts	30,000.00	30,000.00	0.00
Total Fixed Assets	<u>166,790.58</u>	<u>166,790.58</u>	<u>0.00</u>
TOTAL ASSETS	<u>268,442.14</u>	<u>263,825.04</u>	<u>4,617.10</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Playground Funds Payable	2,053.81	0.00	2,053.81
Prepaid Dues	28,432.40	27,744.40	688.00
Prepaid Expenses by Rosewood	20,000.00	20,000.00	0.00
Total Other Current Liabilities	<u>50,486.21</u>	<u>47,744.40</u>	<u>2,741.81</u>
Total Current Liabilities	<u>50,486.21</u>	<u>47,744.40</u>	<u>2,741.81</u>
Total Liabilities	<u>50,486.21</u>	<u>47,744.40</u>	<u>2,741.81</u>
Equity			
Net Assets	223,463.82	223,463.82	230,847.00
Net Income	(5,507.89)	(7,383.18)	(221,588.53)
Total Equity	<u>217,955.93</u>	<u>216,080.64</u>	<u>(45,869.11)</u>
TOTAL LIABILITIES & EQUITY	<u>268,442.14</u>	<u>263,825.04</u>	<u>#REF!</u>

Lake and Grounds Report, May 9th, 2022

Spring is here, new flowers have been planted at the 3 entries into the Woods.

Some of the debris on Calloway has been removed, waiting for ONCOR to clean brush from power lines.

Cleaned some sprinkler heads that were clogged.

Filled in the Ruts next to the Tennis Courts.

Opened Lake Drain Valve for a few hours last Thursday during the heavy rain.

Jack, Jimmy Harris and myself met with Paul Neuhaus, Environmental Compliance Engineer for the City of Tyler, we talked about storm water and silt coming into our Lake and damage to our spillway, he listened to our concerns but I don't think anything will be done. The only good thing to come out of the meeting is that the city will be cleaning debris from the creek at the end of Pine Creek where the dam was washed out, that doesn't affect us.

Jack and I met with Bo Pepper and his two sons to discuss our requirements to dredge both silt ponds and both ends of the lake. Of concern is their current hourly rates and scheduling their service. Jack has requested a quote for their services with specifics on work to be done and disposition of the materials removed from all areas. It is anticipated that dredging would be accomplished during the month of July. Jack will ^{also} meet with the two homeowners on either side of the north silt pond to get them on board with the project and process.

Respectfully Submitted

Mike Groscup

Subject: Recreation and security report
From: "Chris Pulliam" <chris@fcctyler.org>
Sent: 5/8/2022 9:46:37 PM
To: "Jack Balko" <jbalko@muserevolution.com>;

To be done:

- the tennis court screens need some more touching up.
- 3 picnic tables from tennis court area need to be moved to pool area.
- the pool fence is in need of a paint job. I am working with Jack to see if we can do it ourselves.

Completed:

- Pool opened Saturday, April 30 (cover removed, pool cleaned and vacuumed, Timer installed on hose bib).
- broken deck chairs discarded;
- special thanks to Joe Williams for repairing one or more of the broken metal deck chairs, and for repairing the pool gate closure.
- thank you to Jack Balko for setting up the pool chairs on the deck and generally getting the pool ready for guests.
- Ken Oglesby has agreed to open and close the pool for us. Mr Oglesby lives next door to the pool. His pay will be in the form of access to the pool for his family. Additionally, I will check the pool twice a week (Jack will also do occasional checks of the pool). This will save the Association about \$1500 for the summer.
- By canoe, I picked up 4 bags of trash from the perimeter of the lake April 23.
- special thanks to Bud Henderson who helped me secure the west tennis court screen in April.

Respectfully submitted,

Chris Pulliam

Sent from my iPhone

Woods Home Owners Association

Architectural Control Report

May 09,2022

4/1/22

Todd Glass, 3307 Lakepine Circle, requested to widen his driveway toward his home for easier entrance into his garage.

Request was approved.

4/3/22

Todd Glass, 3307 Lakepine Circle, also requested to extend an existing retaining wall in the front of his home to the street. The wall extension would be approximately 1 foot tall or less. The approval is pending Mr. Glass's determination of city setback. The retaining wall may only extend to the end of his property line on survey. The city owns the right of way in front of a home, and the wall may not extend into that right of way.

4/4/22

Donny Henry, 3711 Lake Vista Circle, requested adding an additional concrete area to his backyard patio. The proposed area met setback regulations as stated in the covenants and would not cause any drainage issue.

Request was approved.

4/24/22

Ann Darnley, 3902 Lazy Creek Drive, requested the removal of front- yard tree due to decreasing stability.

Request was approved.

**VP of Social Activities
2022 Expenses**

Did not have February New Neighbors catered meal	Budget \$300
April 7 - 9 th Garage Sale with proceeds toward playground Printing handouts Total proceeds \$2050.00	Budget \$100 Spent \$37.35
April 16 th Easter Egg Hunt at Tennis Courts Supplies & Lunch	Budget \$100 Spent \$ 78.03
May 28 th Opening Pool Party w Hotdogs	Budget \$300
July Fishing Contest at Bridge	Budget \$100
October 29 th Halloween Party at Tennis Courts	Budget \$200
December Christmas Party	Budget \$200

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**VP of Social Activities
2022 Other Activities**

**Provide New Neighbors a Welcome Packet
"Home of the Month" Sign
Help to update Email and Phone lists of members**

candy Carroll, VP of Social Activities, candylea.carroll@gmail.com, 806.787.6766

Delinquent Account Status Report

May 4, 2022

Qty	Months	Amount/Member	Extended	Notes
1	34		\$ 1,549.00	Member deceased - Neice not responding
2	9	\$ 495.00	\$ 990.00	
1	8		\$ 440.00	
1	7		\$ 395.00	
1	6		\$ 330.00	
1	5		\$ 275.00	
10	4	\$ 220.00	\$ 2,200.00	
1	3 1/2		\$ 187.00	
3	3	\$155(1) + \$165(2)	\$ 485.00	
5	2+	\$90 - \$140	\$ 585.00	
		Total	\$ 7,436.00	
5	6-9 mo.		\$ 2,155.00	
11	4-5 mo.		\$ 2,475.00	
9	2-3 1/2 mo.		\$ 1,257.00	

Notes on research of WPOA Board Meetings and Annual Meetings Minute Records

Research of WPOA records in my position as of May 9, 2022 has yielded the following information:

Not all records have been completed reviewed and researched – time limited effort

Since 2001 through 2021, found Annual Meeting Minute Records for 16 years

- 2001, '02 '03 '04 '05 '06 '10 '12 '13 '14 '15 '17 '18 '19 '20 and '21

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No Annual Minute Records found to date for 5 years – 2007 '08 '09 '11 or '16

At 12 Annual Meetings, the Nominating Committee slate was elected without nominations from the floor

At 3 Annual Meetings, there in no record a the vote taken to elect directors

At one Annual Meeting (August 2019) a Floor motion was made by Aubrey Sharpe to replace the entire sitting board members and elect a new slate of directors. The sitting board members were asked to resign, which they did (and promptly left the meeting), and the assembly then elected the slate of officers by submitted by Aubrey Sharpe. Note: this was totally outside the By-Laws of the association.

Jack Balko

May 9, 2022

16 Members

Member attendance Board Meeting

MAY 9, 2022

ATTACH TO MINUTES OF MEETING

May 9, 2022

	Name	Address	Phone	Email
1	John Barber	4103 Lazy Creek Dr	(903) 370-1282	jbarber0851@aol.com
2	Eddie & Connie Renick	3907 Lazy Creek Dr	(903) 780-7136	crenick4@shcglobal.net
3	Renny Collins	3204 LAKE FOREST DR	403 920 1084	collinsdr155@yahoo.com
4	Jimmy HARRIS	3805 LAKE FOREST	903-566-4348	jwhhouston@AOL.COM
5	GLENN MILLER	3303 TINSEREEK	574 1035	
6	John & Denise Taylor	3302 Shadow Glen	521-3240	johnntaylor Jet4@gmail.com
7	TUCKER WHEAT	3307 Shadow Glen	952-2825	tuckerwheat@gmail.com
8	Vicki Riggs	3304 Shadow Glen	903-539-0249	Vickilyn228@yahoo.com
9	Phyllis VIKEN	370 PINE BLUFF FOREST	903-316-5844	RVIKEN@netmail.com
10	RICHARD VIKEN	" " "	" "	" "
11	GARY WHITE	3355 LAKE PINE CIRCLE	903.910.8703	garywhite@shcglobal.net
12	GAYLAN BRANTLEY	3105 Lake Forest	903-372-5825	gls5@suddenlink.net
13	RANDY BACK	3701 PINE BLUFF CDR.	903-981-7777	vhbookkeeper@gmail.com
14	SARA BACK	3701 PINE BLUFF CDR.	903-981-7777	vhbookkeeper@gmail.com
15	Glenn Mayle	3304 Pinecreek Dr.	918-961-8086	egmayle@jagan.com
16	Ethel Mayle	3304 Pinecreek Dr.	918-961-8086	egmayle@jagan.com
17	Staci Oller Smith	3310 Shady Cove	714-5353	oller610@yahoo.com
18	Sandra Haynes	3312 Shady Cove	903-258-5800	sandphaynes43@yahoo.com
19	THOMAS	3903 LAZY CREEK DR	903-566-8457	thomas@aol.com
	✓ SPEAKERS AT MEETING			
	21 Persons			
	16 Voting members			

Don Sanders
5/9/22