

WPOA BOARD MEETING

REMAX Real Estate Office

June 4, 2020

MINUTES

Attendees Present: Board - Jack Balko, Leland Ferguson, Donna Metke, Aubrey Sharpe

Homeowners Present: Meagan Hays, Stacy Fogle, Becky Gaddis, Patricia Glass, Doris Sticklin, Nan McClung, Jack McClug, Melissa Combs, Gaylan Braselton, Sandy Haynes and Chris Prlliaen. Two individuals whose relationship is not identified: Kathy Wesselink and Cheryl Dawson

President Metke called the Board Meeting to order at 5:32 PM

1. Secretary – Jack Balko

Jack provided Minutes of the April 29, 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 May 2020

May 1, 2020	Southside Checking Acct.	Beginning Balance	\$ 85,610.89
May 1-31, 2020	Income		7,633.00
May 1-31, 2020	Disbursements		10,300.96
May 16, 2020	Transfer to Challenge Reserves		606.25
May 31, 2020	Southside Checking acct.	Ending Balance	\$ 82,336.68
Challenge Reserves Account			\$ 3,031.28

The complete Treasurer's Report was sent previously to the board members. Board approved Treasurer's report.

3. Lake and Common Grounds Committee – Aubrey Sharpe

Dr. Sharpe introduced Bob Westbrook to talk about the development of a project on Calloway Road west of the Woods POA silt pond. The board is concerned about the impact the development will have on the west silt pond and the lake. Westbrook identified the development as a Senior Living Facility for persons 55 years and older. 85% of the space would be apartment style with 15% adjustable(?) space. It will not be low income property or Section 8 housing. A property manager will live on site and there will be resident restrictions. Karl Sidler, City of Tyler Planning has been asked to address water shed issues. The development plans show two retention ponds and a major portion of trees and foliage are being left in place to reduce wash out. The developer of the property must retain ownership of the property for a minimum of 10 years. Dr. Sharpe provided a handwritten information sheet which identifies names of the owners and developers, and a copy is attached.

4. Architectural Control Committee – Leland Ferguson

Leland reported approval of a patio extension for 3110 Lake Forest, approval for deck and fence repair at 3105 Lake Forest, and approval of black metallic mail boxes as alternative to masonry (masonry mail box is still required for new construction). Requests have been received for approval of a swimming pool at 3711 Lake Vista and an inquiry was received about building a shed at 3301 Shady Cove. Copy of Covenants was sent to owner to confirm that sheds are not permitted. Also, there has not been any response from owner at 4015 Lazy Creek to communications from the board regarding a violation of the set-back requirements for our subdivision.

Jack Balko and Leland will participate in an on-line webinar with HOA Leader on June 11th on the subject "Effective Architectural Governance."

5. The regular agenda for the meeting was suspended to hear from a group of homeowners regarding a schedule for opening the pool and questions about the playground equipment. Donna Metke explained the WPOA Board considerations on both issues with reference to the COVID-19 situation and the requirements dictated by the State of Texas. In prior meetings, the board decided not to open the pool at this time due to requirements for pool operation which the board could not reasonably meet. The old playground equipment was removed due to damage by vandals and deemed to be unrepairable. Cost to replace the equipment is not in the budget and would also increase the cost of liability insurance for the association.

Homeowner Meagan Hays asked about using volunteers as a committee to manage pool usage. The board committed to prepare an outline for committee to use to prepare their management guidelines. Donna Metke explained that the pool committee must be totally autonomous from the board and would not be a committee of the board.

Several other questions were raised regarding new fencing, why necessary, cost of fencing, and why bike riders are not allowed on the sidewalks. There is a concern that we are giving a non-family friendly appearance to our neighborhood. Information on each of these issues was provided to clarify the decisions to implement fencing and signs.

6. Regular board meeting resumed with a discussion about the Valve repair plans. Jack Balko suggested using scuba divers to locate the inlet to the drain pipe to the valve and capping it prior to testing the old valve. Balko is to get contact information for the scuba diver.
7. Donna provided information about setting up a Woods POA website. Steve Fitzgerald developed and maintains the Woods Garden Club website and has provided pricing for our consideration. Donna moved to establish a website for our association. Aubrey Sharpe seconded the motion and it passed pending a final review of the costs.
8. New Business – Jack Balko proposed a date of Thursday, August 27, 2020 as the annual meeting and suggested establishment of a nominating committee to prepare a slate of nominees for election to the 2021 Board of Directors. Donna Metke and Aubrey Sharpe plus two at large members will comprise the nominating committee. Board approved the August 27th date for the annual meeting. Jack Balko is to obtain information for location of the annual meeting.

There being no further business, meeting adjourned at 7:46 PM.

Respectfully submitted



Jack Balko
Board Secretary