

WPOA SPECIAL BOARD MEETING

Metke Patio

June 29, 2020

MINUTES

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

President Metke called the Board Meeting to order at 5:30 PM

1. Dr. Sharpe introduced Mark Priestner, the developer of the Rosewood Villas. Mr. Priestner stated that part of the Woods POA west silt pond is within the property boundaries of the owners of the development. The owners want to give Woods POA an easement for the pond plus an additional ten feet and build a fence on the west side of the easement. In return, the owners want to receive a release of any liability on the easement area. Mark identified water flow around the proposed developed area into an accumulation pond. A second pond north of the accumulation pond is an area that would serve as an overflow pond. The second pond will handle extraordinary (100 year) rain conditions. Owners may agree to dredge our west silt pond after major construction is complete at a date on owners' time frame – likely after landscaping is done. Easement to be given to perpetuity. An agreement should be provided by the owners to the Association shortly.

2. Secretary – Jack Balko

Jack provided Minutes of the June 4, 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.

3. Treasurer – Jack Balko

In the absence of the final Financial Reports for the month of June, Jack provided the Disbursements list for June to date. The June Financial Reports will be distributed to the Board members after the first of July. The Treasurer's Report was approved.

4. Lake and Common Grounds Committee – Aubrey Sharpe

Treatment of the alligator grass will require lowering the lake. That cannot be done until resolution of problems with the valve which needs repair or replacement. That issue will be discussed as new business.

A beaver trapper was hired to remove beavers which have caused damage to trees and shrubs around the lake. Two large beavers were trapped on the first day after traps were set. There has been no further activity after 2-3 weeks and the traps have been removed. A dead tree and one cut by the beavers will be removed by Green Grass Lawn service.

5. Architectural Control Committee – Leland Ferguson

Leland reported receiving a short note from the owner who built a structure in his front yard in violation of the Woods POA Covenants. Leland also suggested having our attorney send a letter notifying the owner of the violation. Donna will send the attorney copies of all correspondence between the Association and the owner.

Leland reported on the HOA Leader Webinar he and Jack participated in.

6. Recreation and Security

Jack Balko reported on the activities and meetings held with homeowners who committed to forming a homeowners' committee to provide operation and control of the pool in lieu of the Woods POA Board assuming that responsibility. A list of recommendations to the pool committee was provided by the Board for the committee's consideration. Also, the committee was informed that personal waivers would be required to participate in the opening and operation of the pool. Advice from our attorney was sought on the issue and the attorney prepared the waiver documents. After review and consideration of the waivers, the pool committee decided not to assume the responsibilities of opening and operating the pool.

The Board had additional discussions regarding opening the pool. Leland Ferguson moved that in light of advice from counsel and health officials and the developing trends of the COVID-19 pandemic in Tyler that we not open the pool at this time. Motion passed unanimously.

New Business

7. Lake Drain Valve Replacement – The condition of the valve and its reliability to be opened and closed when required is highly suspect. When last attempted to open the valve, the shaft connecting the handle to the valve mechanism broke and had to be replaced. The valve still has not been opened after the handle replacement and there is concern that opening the valve may result in an inability to close it again. A bid of \$8,357.00 has been obtained from Hartbeat Construction to replace the valve with a new 12” Wedge Gate Valve. All piping, joining, excavation and grading to original grade will be performed within the bid amount. Aubrey Sharpe moved, Leland seconded that the valve be replaced at a cost not to exceed \$8,500.00. Motion carried.
8. Location of the Annual Meeting – To permit accommodation of recommendations for social distancing due to the COVID-19 pandemic, the annual meeting will be held outdoors at the picnic area next to the tennis courts. The date of August 27th has been set, and a start time of 6:00 PM was agreed upon. A PA system and speakers plus other arrangements will be made to accommodate the outdoor meeting and enable members to hear all presentations and discussions.

Our attorney will be asked to prepare documents pertaining to rental of properties to deal with drug houses, weekend rentals, etc. for presentation at the annual meeting.

9. New picnic tables – Aubrey Sharpe moved, seconded by Jack Balko to replace the existing picnic tables at a cost not to exceed \$4,400.00. Motion carried. Leland Ferguson is to research several options and arrange for the purchase and assembly of the tables.
10. Donna presented information about the cost to set up a Woods POA website. Mr. Steve Fitzgerald developed and maintains the Woods Garden Club website and has provided pricing for our consideration. Donna and Jack met to review options for a Woods POA website and developed the structure of the site for our Association. Estimated cost to set up the site with the desired number of pages is \$1,010.00. A new domain is typically \$25/yr. and Mr. Fitzgerald charges a “host” fee of \$125/yr. For ongoing maintenance and updates, he charges an hourly rate of \$65. Approval to setup the website was agreed to in the June 4, 2020 Board meeting. The internet address of the website is: thewoodspoa.com.
11. Nominating Committee – Donna reported that the nominating committee is developing a list of nominees to be presented to the membership at the annual meeting. A ballot will be mailed to the membership within the required dates schedule specified in the By-Laws and Covenants and will also be posted on the website. Anyone wishing to be listed on the ballot or wishing to nominate a member should send information to President Donna Metke no later than July 18, 2020.

There being no further business, the meeting adjourned at 7:35 PM.

Respectfully submitted



Jack Balko
Board Secretary