

WPOA BOARD MEETING

3206 Lakepine Cir

July 8, 2021

Meeting Minutes

- I. Attendees Present:
Board Memebers: Jack Balko, Owen Sanderson, Mike Groscup, Chris Pulliam, Melinda Weedon,
- II. Call to Order:
President Jack Balko at 6:37 PM
- III. Secretary's Report: (Owen Sanderson):
Minutes of the May 13, 2021 meeting had been provided via email to board members by Secretary Owen Sanderson. Without objection, the minutes were approved. Jack called for a motion to certify a text and email vote to approve the 4' fence installed by the tennis courts. Chirs Second the motion without objection, the Motion Passed.
- IV. Treasurer Report:
In the absence of Stacy, Jack presented the Treasurer's Report for May and June, 2021;
A copy is attached to the minutes. Without objection, the Treasurer's Report was approved.
- 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 sign at the corner of Calloway Rd. and Lazy Creek Dr. was cleaned up and new flowers planted by Tony, The new black metal 4' fence was installed by the tennis courts, Tony will remove alligator grass in west silt pond and lake shoreline soon, addditional drainage was added to the sidewalk on the east side of the north end of the lake. Mike noted a significant amount of silt accumulation in the west silt pond and that the pumphouse still needs to be painted. Without objection, the Lake & Common Grounds Report was approved.
- 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: pool appears to be in great shape, the pool maintenance company is checking the pool twice a week. Projects completed since the last meeting; the tennis court received new windscreens and nets. Ongoing projects: the existing fence around the pool area is being prepared for painting. Jack is looking into help with the preparation. Owen will gather quotes for the painting. Without objections, the Recreation Facilities report was approved. A discussion was had to address the members via email and provide signage regarding the pool dress code.
- VII. Architectural Control Report (VP Melinda Weedon):
Melinda presented the Architectural Control Report;
A resident requested approval for a shed. Melinda discussed that this was against our convents and the request was denied. A discussion was had regarding members who park cars on the street (particularly in circle drives) causing access issues for other residences. A discussion was had regarding the resident at 3702 Pine Bluff Cir. who enclosed their garage to create an apartment. Jack and Melinda are to investigate the situation. Without objections, the Architectural Control report was approved.
- VIII. Social Activities Report (VP Patricia Glass):

In Patricia's absence, Jack gave a brief discussion regarding the schedule of upcoming events: possibly a Christmas party and an end-of-summer pool party. No yard of the Month was awarded at the start of July. Owen recommended Glenn Greeny at 3835 Lazy Creek for the yard of the month. Without objection, the recommendation and report was approved.

IX. Unfinished Business:

Melinda and Jack submitted their recommended changes to the Covenants and By-law to the board members present and a discussion was had regarding the recommended changes. Owen recommended taking the two documents and combining them as one and sending them out to the board members. Each board member is charged with reviewing the recommended changes, marking any additional and/or changes so a final document can be submitted to the attorney for review before approval at the yearly board meeting.

The review of the purchase, location, and additional items related to the approved playground was asked to be tabled by Owen until the new board convenes in the fall.

An update on the purchase of the basketball goal. Owen said he would submit a product for Jack to purchase. Owen mentioned that we need to verify that the concrete slab is not a post-tension slab before coring the concrete. Chirs and Owen will look into the issue. Owen will schedule for a contractor to core the concrete in preparation for installing the basketball goal.

A discussion was had regarding the seawall located at the culvert under Lazy Creek Dr. from the west silt pond. Owen noted that he talked to Hart Beat Construction and that the previously discussed 60 feet of wall is not necessary to prevent additional erosion of the shoreline in the area. Jack suggested setting a meeting with Wiliam Hart to finalize the plan and cost so the board can take action on the work.

X. New Business:

Jack Balko presented the updated insurance quote which increased by \$1,409/year. The updated quote now covers all the Woods POA facilities and equipment. Previously only the pool and pool house were covered. Chirs made a motion to approve the additional cost and coverage, Mike 2nd the motion, the motion passed.

Jack presented a cost of \$1,360 for Paul's Tress service to trim the trees around the tennis courts. Chirs called for a motion to approve the additional cost and coverage, Jack 2nd the motion, the motion passed.

Jack asked if any board member would like to serve on the election nomination committee with him. The covenants call for the committee to be comprised of two board members and three non-board members. Owen volunteered to be on the committee and Jack will ask around for non-board members. Currently, three boards members will stand for reelection (Jack, Patrica, and Stacy).

The Annual Meeting is scheduled for August 26th at 6:30 PM. Jack is in touch with the Nazarine Church on University Dr. to reserve a room. Jack asked all the board members to prepare a short report summarizing the goals they set at the beginning of the year and how the board achieved those goals. Jack will review the reports and expects each member to read them at the annual meeting in August. Jack plans to call for a board meeting 10 days before the annual meeting to prepare for the meeting and take final action on the remaining items for the year.

XI. Adjourned: President Jack Balko called the meeting adjourned at 843 PM with no objections.

XII. Action Items

- Schedule Tony to remove Alligator Grass
- Paint the Pumphouse
- Prepare Pool Fence for painting
- Inquire about quotes from contractors to paint the fence
- Inquire about enclosed garage at 3202 Pine Bluff Cir
- Schedule Pool Party and Christmas Party
- Deliver Yard of the Month Sign to 3835 Lazy Creek
- Meeting with Hart Beat Construciton about Seawall
- Order Basketball Goal
- Core concrete for goal
- Recruit Non-board Members for Nomination Committee
- Schedule Meeting Room for Annual Meeting
- Prepare Statements for Annual Meeting

Mike
 Mike and Jack
 Jack
 Owen
 Jack and Melinda
 Patrica
 Patrica
 Jack & Owen
 Jack & Owen
 Owen & Chris
 Jack & Owen
 Jack
 ALL

Respectfully submitted

Owen Sanderson
 Board Secretary

HOA Meeting July 8, 2021

Grounds & Lake Report

Not much to report:

- 1) Tony has replaced all the flowers at the entries and trimmed the trees/bushes along Calloway St.
- 2) The removal of the alligator grass in the West pond and main lake should start soon.
- 3) Grass seed has been placed on the strip of dirt on the north side of the west end of the lake.
- 4) The West pond has a lot of dirt in it from the construction site and the North pond has significant accumulation of dirt.
- 5) Drainage grills were added along the sidewalk on the east side of the north end of the lake to eliminate a dangerous, slippery condition.

Mike Groscup

VP Lake and Common grounds

HOA Meeting July 8, 2021

Recreation and Security

- 1) Opening Day for the pool was Saturday, May 29. Thank you to Jack and Celia, and to Patricia (and husband Josh) for their work in putting it together. Kona Ice went to the wrong pool but did make it at 1:00. Event was well attended with at least 75 present.
- 2) Jack headed up the effort to replace our tennis court windscreens with help from Mike Groscup, some neighbors, and me. The tennis nets were also replaced, support poles painted, and tennis benches repaired by Mike Groscup. We are looking good for tennis. Has anyone seen any tennis players?
- 3) The pool appears to be running well and used regularly.
- 4) Jack has started working on painting the pool fence with our own contract labor (lesser cost).
- 5) Max Roebuck, our pool open/close guy, resigned his post (moving to El Paso with family). Jack hired two other young men, Dyllon Drummond and Jackson Cummings (brothers) who live on Lake Pine Circle at the end of the dam.
- 6) No progress on the basketball goal since our last meeting. I will work with others to get this done before our annual meeting. The plan is for the pole to be inside the tennis court against the back fence. No basketball lines will be painted at this time.
- 7) The chain link fence on Lake Forest at the tennis courts has been replaced with a four foot black iron fence. The visual impact difference is significant.

Chris Pulliam

VP Recreation Facilities and Security