

WPOA BOARD MEETING

Crutcher and Hartley Team REMAX Board Room

3225 University Blvd. – Tyler, Texas

July 14, 2022

Meeting Minutes

I. Attendees Present:

Owen Sanderson, Melinda Weedon, Joe Williams, Candy Carroll, and Chris Pulliam

7 households and 9 total members attended the meeting:

Sara and Randy Back, Gary White, Russell Violette, John Barber, Chuck Armstrong, Sandy Haynes, and Jimmy Harris.

Owen asked Chris Pulliam to open the meeting with prayer.

II. Call to Order:

Interim President Owen Sanderson at 6:03 PM

III. Secretary's Report: (Candy Carroll):

The meeting minutes of the May 9, 2022, regular board meeting and June 13, 2022, Special Board Meeting were approved. Both sets of minutes had been provided via email to board members for review prior to the meeting. Without objection, the previous meeting minutes were approved.

IV. Treasurer Report (Joe Williams):

Joe presented the Treasurer's Report through June 2022;

A copy is attached to the minutes. Without objection, the report was approved.

V. Lake and Common Grounds:

In Mike's absence, Owen Sanderson presented the Lake & Common Grounds Report;

A copy is attached to the minutes. Without objection, the report was approved.

It was recommended by a member present at the meeting, that the board consider cleaning up the bushes and dead trees along Calloway Rd. Owen provided some discussion on why the bushes are in their current state. The Board has previously discussed removing the dead vegetation and replanting new vegetation but was waiting on the dredging to be complete before taking action on the item.

VI. Recreation Facilities & Security Report (Chris Pulliam):

Chris presented the Recreation Facilities & Security Report;

A copy is attached to the minutes. Without objection, the report was approved.

Owen reported an issue with the sprinklers around the pool area being off for some time. The problem has been resolved and the grass is currently recovering. The grounds crew will put out fertilizer and weed control this winter and spring to aid in the recovery. Chris noted that the pool pump has a plumping leak and that a plumber is scheduled to come out and fix the leak. The pool service company does not provide plumbing services.

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 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.

IX. Old Business:

Owen Sanderson presented the dredging plan and projected cost (\$62,136.86) to perform the silt pond and lake remediation plan, a copy of which is attached to these minutes. The association has put off the dredging for two years while the Rosewood development nears completion. Owen had met with the contactor (Bo Pepper), and Bo had prepared a map indicating the depth of the lake and each silt pond. Other than two small areas, one each on the north and west ends of the lake, the overall depth of the lake is sufficient and healthy. The north silt pond needs some significant work, and Owen had been in contact with each of the adjacent property owners to determine an effective dredging plan. The west silt pond has held up better than expected, given the adjacent development. The overall goal upon completion of the remedial work around the west silt pond is to file a petition with the adjacent property owner to release the Association from the previously agreed easement. It is the overall goal of the Board to use some of the removed silt for limited grading and repairs on and around the common grounds however, the vast majority of it will be hauled off-site. Upon the completion of the presentation and discussion, Owen asked for a motion to approve a budget number associated with the work. Chris motioned to approve a budgetary number of \$62,500, which was seconded by Melinda. The motion was passed by unanimous vote.

X. New Business:

Owen presented an example mail-in ballot, and the board discussed the proposed voting procedures for the 2022 Board Elections. It was agreed upon that the election would be held according to the By-laws, in person at the annual meeting with the one exception that absentee ballots and candidate bios would be post-mailed to every member prior to the annual meeting. Members would have the choice to vote either by absentee ballot or in person at the meeting. All votes would be counted at the annual meeting. Joe and Chris gave the Board an update on the Election Nominating Committees' work. Owen tasked the committee to derive an outline of how the votes would be handled and counted prior to and at the meeting.

XI. Adjourned:

The next regular board meeting is scheduled for August 18th at 6:00 pm at the Crutcher and Hartley Team REMAX Board Room. The Annual meeting will be held on August 25th at 6:30 PM at the Hill Top Church (the same place as last year). Announcements will be post-mailed 10 days prior to the meeting.

Attachments

VP Report

Silty Pond and Lake Remediation Projected Cost

MAY

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
5/31/2022**

Southside Checking Account

| | | |
|----------------|---------------------------------|-------------|
| MAY 1, 2022 | Beginning Balance: | \$78,711.47 |
| MAY 1-31, 2022 | Deposits/Credits: | \$8,482.65 |
| MAY 1-31, 2022 | Disbursements: | \$7,815.59 |
| MAY 1, 2022 | Transfer to Challenge Reserves: | \$606.25 |
| MAY 31, 2022 | Ending Balance (cash basis): | \$78,772.28 |

Southside Challenge Account

| | | |
|--------------|-------------------------|-------------|
| MAY 1, 2022 | Beginning Balance: | \$16,990.57 |
| MAY 1, 2022 | Transfer from Checking: | \$606.25 |
| MAY 31, 2022 | Interest: | \$0.00 |
| MAY 31, 2022 | Ending Balance: | \$17,596.82 |

JUNE

**WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
6/30/2022**

Southside Checking Account

| | | |
|-----------------|---------------------------------|-------------|
| JUNE 1, 2022 | Beginning Balance: | \$78,772.28 |
| JUNE 1-30, 2022 | Deposits/Credits: | \$2,825.00 |
| JUNE 1-30, 2022 | Disbursements: | \$4,584.07 |
| JUNE 1, 2022 | Transfer to Challenge Reserves: | \$606.25 |
| JUNE 30, 2022 | Ending Balance (cash basis): | \$76,406.96 |

Southside Challenge Account

| | | |
|---------------|-------------------------|-------------|
| JUNE 1, 2022 | Beginning Balance: | \$17,596.82 |
| JUNE 1, 2022 | Transfer from Checking: | \$606.25 |
| JUNE 30, 2022 | Interest: | \$4.86 |
| JUNE 30, 2022 | Ending Balance: | \$18,207.93 |

Woods Property Owners Association Inc.
Balance Sheet
As of May 31, 2022

Accrual Basis

| | <u>May 31, 22</u> | <u>Apr 30, 22</u> | <u>\$ Change</u> |
|--|--------------------------|--------------------------|------------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| Southside Bank - Checking | 78,656.90 | 75,924.81 | 2,732.09 |
| Challenge Reserve Account | 17,596.82 | 16,990.57 | 606.25 |
| Total Checking/Savings | <u>96,253.72</u> | <u>92,915.38</u> | <u>3,338.34</u> |
| Accounts Receivable | | | |
| Dues Receivable | 10,526.18 | 8,736.18 | 1,790.00 |
| Total Accounts Receivable | <u>10,526.18</u> | <u>8,736.18</u> | <u>1,790.00</u> |
| Total Current Assets | <u>106,779.90</u> | <u>101,651.56</u> | <u>5,128.34</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><u>273,570.48</u></u> | <u><u>268,442.14</u></u> | <u><u>5,128.34</u></u> |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Other Current Liabilities | | | |
| Playground Funds Payable | 2,053.81 | 2,053.81 | 0.00 |
| Prepaid Dues | 30,005.05 | 28,432.40 | 1,572.65 |
| Prepaid Expenses by Rosewood | 20,000.00 | 20,000.00 | 0.00 |
| Total Other Current Liabilities | <u>52,058.86</u> | <u>50,486.21</u> | <u>1,572.65</u> |
| Total Current Liabilities | <u>52,058.86</u> | <u>50,486.21</u> | <u>1,572.65</u> |
| Total Liabilities | <u>52,058.86</u> | <u>50,486.21</u> | <u>1,572.65</u> |
| Equity | | | |
| Net Assets | 223,463.82 | 223,463.82 | 0.00 |
| Net Income | (1,952.20) | (5,507.89) | 3,555.69 |
| Total Equity | <u>221,511.62</u> | <u>217,955.93</u> | <u>3,555.69</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>273,570.48</u></u> | <u><u>268,442.14</u></u> | <u><u>5,128.34</u></u> |

Woods Property Owners Association Inc.
Profit & Loss Budget Performance
May 2022

| | <u>May 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - May 22</u> |
|---|-----------------|-----------------|-----------------------|---------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Dues and Assessments | 7,810.00 | 8,915.00 | (1,105.00) | 43,034.35 |
| Discounts Granted | (231.00) | 0.00 | (231.00) | (1,615.00) |
| Transaction Fees | 50.00 | 0.00 | 50.00 | 200.00 |
| Interest Income | 0.00 | 0.00 | 0.00 | 3.50 |
| Keys | 0.00 | 0.00 | 0.00 | 25.00 |
| Total Income | <u>7,629.00</u> | <u>8,915.00</u> | <u>(1,286.00)</u> | <u>41,647.85</u> |
| Expense | | | | |
| DEPARTMENTS | | | | |
| Lake & Common Grounds | | | | |
| Spillway repair | 0.00 | 0.00 | 0.00 | 17,895.28 |
| Facilities Maintenance | 0.00 | 200.00 | (200.00) | 0.00 |
| Landscaping | 3,160.00 | 2,285.00 | 875.00 | 12,349.00 |
| Sprinkler Systems | 0.00 | 0.00 | 0.00 | 1,250.00 |
| Tree Removal | 0.00 | 0.00 | 0.00 | 0.00 |
| Dredging | 0.00 | 0.00 | 0.00 | 0.00 |
| Seawalls | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Lake & Common Grounds | <u>3,160.00</u> | <u>2,485.00</u> | <u>675.00</u> | <u>31,494.28</u> |
| Recreation Facilities/Security | | | | |
| Pool & Bath House | 534.02 | 650.00 | (115.98) | 1,585.06 |
| Tennis Courts | 0.00 | 0.00 | 0.00 | 0.00 |
| Playground | 0.00 | 0.00 | 0.00 | 0.00 |
| Fencing | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Recreation Facilities/Security | <u>534.02</u> | <u>650.00</u> | <u>(115.98)</u> | <u>1,585.06</u> |
| Architectural Control | | | | |
| By-Laws & Covenants | 21.00 | 0.00 | 21.00 | 57.53 |
| Total Architectural Control | <u>21.00</u> | <u>0.00</u> | <u>21.00</u> | <u>57.53</u> |
| Social Activities | | | | |
| Activities | 78.03 | 200.00 | (121.97) | 78.03 |
| Total Social Activities | <u>78.03</u> | <u>200.00</u> | <u>(121.97)</u> | <u>78.03</u> |
| Total DEPARTMENTS | <u>3,793.05</u> | <u>3,335.00</u> | <u>458.05</u> | <u>33,214.90</u> |
| OPERATIONS | | | | |
| Bank Service Charges | 41.10 | 60.00 | (18.90) | 234.80 |
| Bookkeeping | 450.00 | 450.00 | 0.00 | 2,250.00 |
| Insurance | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Supplies | 0.00 | 0.00 | 0.00 | 95.79 |
| Postage and Delivery | 0.00 | 0.00 | 0.00 | 0.00 |
| Printing and Reproduction | 37.35 | 0.00 | 37.35 | 633.39 |
| Professional Fees | 0.00 | 500.00 | (500.00) | 3,256.53 |
| Website Support | 0.00 | 0.00 | 0.00 | 1,200.00 |

| | <u>May 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - May 22</u> |
|----------------------------|------------------------|------------------------|--------------------------|--------------------------|
| Taxes | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual Meeting | 0.00 | 0.00 | 0.00 | 200.00 |
| Total OPERATIONS | <u>528.45</u> | <u>1,010.00</u> | <u>(481.55)</u> | <u>7,870.51</u> |
| UTILITIES | | | | |
| Electric | 633.35 | 500.00 | 133.35 | 2,691.31 |
| Water | 189.46 | 300.00 | (110.54) | 1,257.98 |
| Total UTILITIES | <u>822.81</u> | <u>800.00</u> | <u>22.81</u> | <u>3,949.29</u> |
| Total Expense | <u>5,144.31</u> | <u>5,145.00</u> | <u>(0.69)</u> | <u>45,034.70</u> |
| Net Ordinary Income | <u>2,484.69</u> | <u>3,770.00</u> | <u>(1,285.31)</u> | <u>(3,386.85)</u> |
| Net Income | <u><u>2,484.69</u></u> | <u><u>3,770.00</u></u> | <u><u>(1,285.31)</u></u> | <u><u>(3,386.85)</u></u> |

Woods Property Owners Association Inc
Profit & Loss Budget Performance
May 2022

| | <u>YTD Budget</u> | <u>\$ Over Budget</u> |
|---|-------------------|-----------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Dues and Assessments | 44,575.00 | (1,540.65) |
| Discounts Granted | 0.00 | (1,615.00) |
| Transaction Fees | 0.00 | 200.00 |
| Interest Income | 4.00 | (0.50) |
| Keys | 0.00 | 25.00 |
| Total Income | <u>44,579.00</u> | <u>(2,931.15)</u> |
| Expense | | |
| DEPARTMENTS | | |
| Lake & Common Grounds | | |
| Spillway repair | 20,350.00 | (2,454.72) |
| Facilities Maintenance | 400.00 | (400.00) |
| Landscaping | 11,925.00 | 424.00 |
| Sprinkler Systems | 150.00 | 1,100.00 |
| Tree Removal | 500.00 | (500.00) |
| Dredging | 0.00 | 0.00 |
| Seawalls | 0.00 | 0.00 |
| Total Lake & Common Grounds | <u>33,325.00</u> | <u>(1,830.72)</u> |
| Recreation Facilities/Security | | |
| Pool & Bath House | 3,175.00 | (1,589.94) |
| Tennis Courts | 0.00 | 0.00 |
| Playground | 0.00 | 0.00 |
| Fencing | 1,100.00 | (1,100.00) |
| Total Recreation Facilities/Security | <u>4,275.00</u> | <u>(2,689.94)</u> |
| Architectural Control | | |
| By-Laws & Covenants | 1,565.00 | (1,507.47) |
| Total Architectural Control | <u>1,565.00</u> | <u>(1,507.47)</u> |
| Social Activities | | |
| Activities | 750.00 | (671.97) |
| Total Social Activities | <u>750.00</u> | <u>(671.97)</u> |
| Total DEPARTMENTS | <u>39,915.00</u> | <u>(6,700.10)</u> |
| OPERATIONS | | |
| Bank Service Charges | 300.00 | (65.20) |
| Bookkeeping | 2,250.00 | 0.00 |
| Insurance | 0.00 | 0.00 |
| Office Supplies | 50.00 | 45.79 |
| Postage and Delivery | 150.00 | (150.00) |
| Printing and Reproduction | 0.00 | 633.39 |
| Professional Fees | 2,500.00 | 756.53 |
| Website Support | 295.00 | 905.00 |

| | <u>YTD Budget</u> | <u>\$ Over Budget</u> |
|----------------------------|--------------------------|------------------------|
| Taxes | 0.00 | 0.00 |
| Annual Meeting | 0.00 | 200.00 |
| Total OPERATIONS | <u>5,545.00</u> | <u>2,325.51</u> |
| UTILITIES | | |
| Electric | 2,420.00 | 271.31 |
| Water | 1,300.00 | (42.02) |
| Total UTILITIES | <u>3,720.00</u> | <u>229.29</u> |
| Total Expense | <u>49,180.00</u> | <u>(4,145.30)</u> |
| Net Ordinary Income | <u>(4,601.00)</u> | <u>1,214.15</u> |
| Net Income | <u>(4,601.00)</u> | <u>1,214.15</u> |

Woods Property Owners Association Inc.

Balance Sheet

As of June 30, 2022

Accrual Basis

| | Jun 30, 22 | May 31, 22 | \$ Change |
|--|-------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| Southside Bank - Checking | 77,336.96 | 78,656.90 | (1,319.94) |
| Challenge Reserve Account | 18,207.93 | 17,596.82 | 611.11 |
| Total Checking/Savings | 95,544.89 | 96,253.72 | (708.83) |
| Accounts Receivable | | | |
| Dues Receivable | 11,791.18 | 10,526.18 | 1,265.00 |
| Total Accounts Receivable | 11,791.18 | 10,526.18 | 1,265.00 |
| Total Current Assets | 107,336.07 | 106,779.90 | 556.17 |
| 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 | 166,790.58 | 166,790.58 | 0.00 |
| TOTAL ASSETS | 274,126.65 | 273,570.48 | 556.17 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Other Current Liabilities | | | |
| Playground funds payable | 2,053.81 | 2,053.81 | 0.00 |
| Prepaid Dues | 25,980.05 | 30,005.05 | (4,025.00) |
| Prepaid Expenses by Rosewood | 20,000.00 | 20,000.00 | 0.00 |
| Total Other Current Liabilities | 48,033.86 | 52,058.86 | (4,025.00) |
| Total Current Liabilities | 48,033.86 | 52,058.86 | (4,025.00) |
| Total Liabilities | 48,033.86 | 52,058.86 | (4,025.00) |
| Equity | | | |
| Net Assets | 223,463.82 | 223,463.82 | 0.00 |
| Net Income | 2,628.97 | (1,952.20) | 4,581.17 |
| Total Equity | 226,092.79 | 221,511.62 | 4,581.17 |
| TOTAL LIABILITIES & EQUITY | 274,126.65 | 273,570.48 | 556.17 |

Woods Property Owners Association Inc.
Profit & Loss Budget Performance
June 2022

| | Jun 22 | Budget | \$ Over Budget | Jan - Jun 22 | YTD Budget |
|---|-----------------|-----------------|-----------------------|---------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Dues and Assessments | 6,920.00 | 8,915.00 | (1,995.00) | 49,954.35 | 53,490.00 |
| Discounts Granted | (48.00) | 0.00 | (48.00) | (1,663.00) | 0.00 |
| Transaction Fees | 100.00 | 0.00 | 100.00 | 300.00 | 0.00 |
| Interest Income | 4.86 | 5.15 | (0.29) | 8.36 | 9.15 |
| Keys | 75.00 | 0.00 | 75.00 | 100.00 | 0.00 |
| Total Income | 7,051.86 | 8,920.15 | (1,868.29) | 48,699.71 | 53,499.15 |
| Expense | | | | | |
| DEPARTMENTS | | | | | |
| Lake & Common Grounds | | | | | |
| Spillway Repair | 0.00 | 0.00 | 0.00 | 17,895.28 | 20,350.00 |
| Facilities Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 400.00 |
| Landscaping | 2,427.38 | 2,485.00 | (57.62) | 14,776.38 | 14,410.00 |
| Sprinkler Systems | 0.00 | 0.00 | 0.00 | 1,250.00 | 150.00 |
| Tree Removal | 0.00 | 500.00 | (500.00) | 0.00 | 1,000.00 |
| Dredging | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Seawalls | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Lake & Common Grounds | 2,427.38 | 2,985.00 | (557.62) | 33,921.66 | 36,310.00 |
| Recreation Facilities/Security | | | | | |
| Pool & Bath House | 732.27 | 650.00 | 82.27 | 2,317.33 | 3,825.00 |
| Tennis Courts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Playground | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fencing | 0.00 | 0.00 | 0.00 | 0.00 | 1,100.00 |
| Total Recreation Facilities/Security | 732.27 | 650.00 | 82.27 | 2,317.33 | 4,925.00 |
| Architectural Control | | | | | |
| By-Laws & Covenants | 0.00 | 0.00 | 0.00 | 57.53 | 1,565.00 |
| Total Architectural Control | 0.00 | 0.00 | 0.00 | 57.53 | 1,565.00 |
| Social Activities | | | | | |
| Activities | 0.00 | 0.00 | 0.00 | 78.03 | 750.00 |
| Total Social Activities | 0.00 | 0.00 | 0.00 | 78.03 | 750.00 |
| Total DEPARTMENTS | 3,159.65 | 3,635.00 | (475.35) | 36,374.55 | 43,550.00 |
| OPERATIONS | | | | | |
| Bank Service Charges | 41.10 | 60.00 | (18.90) | 275.90 | 360.00 |
| Bookkeeping | 450.00 | 450.00 | 0.00 | 2,700.00 | 2,700.00 |
| Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Supplies | 39.09 | 0.00 | 39.09 | 134.88 | 50.00 |
| Postage and Delivery | 58.00 | 0.00 | 58.00 | 58.00 | 150.00 |
| Printing and Reproduction | 0.00 | 0.00 | 0.00 | 633.39 | 0.00 |
| Professional Fees | 0.00 | 1,000.00 | (1,000.00) | 3,256.53 | 3,500.00 |
| Website Support | 0.00 | 195.00 | (195.00) | 1,200.00 | 490.00 |
| Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | Jun 22 | Budget | \$ Over Budget | Jan - Jun 22 | YTD Budget |
|----------------------------|-----------------|-----------------|-----------------------|---------------------|-------------------|
| Annual Meeting | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 |
| Total OPERATIONS | 588.19 | 1,705.00 | (1,116.81) | 8,458.70 | 7,250.00 |
| UTILITIES | | | | | |
| Electric | 618.26 | 500.00 | 118.26 | 3,309.57 | 2,920.00 |
| Water | 102.59 | 300.00 | (197.41) | 1,360.57 | 1,600.00 |
| Total UTILITIES | 720.85 | 800.00 | (79.15) | 4,670.14 | 4,520.00 |
| Total Expense | 4,468.69 | 6,140.00 | (1,671.31) | 49,503.39 | 55,320.00 |
| Net Ordinary Income | 2,583.17 | 2,780.15 | (196.98) | (803.68) | (1,820.85) |
| Net Income | 2,583.17 | 2,780.15 | (196.98) | (803.68) | (1,820.85) |

Woods Property Owners Association I
Profit & Loss Budget Performance
June 2022

Cash Basis

| | \$ Over Budget | Annual Budget |
|---|-------------------|-------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Dues and Assessments | (3,535.65) | 106,980.00 |
| Discounts Granted | (1,663.00) | 0.00 |
| Transaction Fees | 300.00 | 0.00 |
| Interest Income | (0.79) | 22.55 |
| Keys | 100.00 | 0.00 |
| Total Income | (4,799.44) | 107,002.55 |
| Expense | | |
| DEPARTMENTS | | |
| Lake & Common Grounds | | |
| Spillway Repair | (2,454.72) | 20,350.00 |
| Facilities Maintenance | (400.00) | 600.00 |
| Landscaping | 366.38 | 28,920.00 |
| Sprinkler Systems | 1,100.00 | 625.00 |
| Tree Removal | (1,000.00) | 2,000.00 |
| Dredging | 0.00 | 55,000.00 |
| Seawalls | 0.00 | 0.00 |
| Total Lake & Common Grounds | (2,388.34) | 107,495.00 |
| Recreation Facilities/Security | | |
| Pool & Bath House | (1,507.67) | 6,695.00 |
| Tennis Courts | 0.00 | 0.00 |
| Playground | 0.00 | 0.00 |
| Fencing | (1,100.00) | 1,100.00 |
| Total Recreation Facilities/Security | (2,607.67) | 7,795.00 |
| Architectural Control | | |
| By-Laws & Covenants | (1,507.47) | 1,565.00 |
| Total Architectural Control | (1,507.47) | 1,565.00 |
| Social Activities | | |
| Activities | (671.97) | 1,250.00 |
| Total Social Activities | (671.97) | 1,250.00 |
| Total DEPARTMENTS | (7,175.45) | 118,105.00 |
| OPERATIONS | | |
| Bank Service Charges | (84.10) | 720.00 |
| Bookkeeping | 0.00 | 5,400.00 |
| Insurance | 0.00 | 6,999.00 |
| Office Supplies | 84.88 | 100.00 |
| Postage and Delivery | (92.00) | 300.00 |
| Printing and Reproduction | 633.39 | 300.00 |
| Professional Fees | (243.47) | 3,700.00 |
| Website Support | 710.00 | 985.00 |
| Taxes | 0.00 | 270.00 |

| | \$ Over Budget | Annual Budget |
|----------------------------|-----------------------|----------------------|
| Annual Meeting | 200.00 | 550.00 |
| Total OPERATIONS | 1,208.70 | 19,324.00 |
| UTILITIES | | |
| Electric | 389.57 | 6,655.00 |
| Water | (239.43) | 3,000.00 |
| Total UTILITIES | 150.14 | 9,655.00 |
| Total Expense | (5,816.61) | 147,084.00 |
| Net Ordinary Income | 1,017.17 | (40,081.45) |
| Net Income | 1,017.17 | (40,081.45) |

Lake and Grounds Report, July 14, 2022

Summer is here and the heat is on and the grass is brown, when Vexus fiber optics was working on Lazycreek and Lake Vista they broke the underground sprinkler pipe that goes under Lake Vista, it wasn't discovered for a week or two, the grass and flowers along Lazycreek are suffering, I have been in contact with Richard Jackson and it was determined today that they would put in a new pipe under Lake Vista, that will happen next Wednesday, many thanks to Jimmy Harris for helping out.

Jimmy has also changed a few sprinkler heads around the lake,

Tony has repaired Two broken main sprinkler lines.

I called Richard Clark and asked him if he would be interested in taking care of our sprinkler system, he's coming out on August 3rd to look at the whole system and give us a monthly estimate on services.

Owen has met with Bo Pepper and has the estimated charges and time frame for dredging the silt ponds and lake.

Respectfully submitted,

Mike Groscup, this is my last Lake and Grounds report it has been a pleasure working with the Woods HOA.

REPORT Recreation Facilities and Security

Chris Pulliam

July 14, 2022

Ongoing work:

- Checking the pool 3x/week (water level, trash, skimmers)
- Checking the bathrooms 3x/week (general clean-up and restocking)
- Distributing of pool/tennis court keys
- Pool service coming 2x/week
- Ken Oglesbee opening and closing daily

Work accomplished:

- Pool open and in full use.
- Pool gate repaired so it closes every time (remains locked)
- 3 picnic tables moved to within the pool fence (thank you Owen and Joe).
- Water level sensor and water faucet timer installed to keep the pool's water level up (in the intense heat, lots of evaporation...if the water level gets too low, the pool pump can burn up).
- Lake fence signage repositioned.

Work to be done:

- Replace the pool pump...our current pump has a crack. Cost is \$1800.
- Paint the pool fence (touch up or paint the entire fence)
- Powder coat the patio table and chairs (pool).

Woods Home Owners Association

Architectural Control Report

July 14, 2022

6/17/22

Sherry Waterhouse, 3314 Lakepine Circle, inquired about Woods POA Board approval to remove a tree. No permission is needed under current covenants.



**VP of Social Activities
2022 Expenses
As of July 14, 2022**

| | | |
|---|--|--------------------------------|
| Did not have February New Neighbors catered meal due to bad weather | | 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 (25 Attended) | Budget \$100 Spent \$78.03 |
| May 28 th | Opening Pool Party w Hotdogs Supplies & Lunch (35 Attended) | Budget \$300 Spent \$159.08 |
| August | Fishing Contest at Bridge | Budget \$100 |
| October 29 th | Halloween Party at Tennis Courts | Budget \$200 |
| December | Christmas Party | Budget \$200 |

+++++

**VP of Social Activities
2022 Other Activities**

1. Provide New Neighbors a Welcome Packet
2. Distribute the "Home of the Month" Sign
3. Help to update Email and Phone lists of members

Social Activities Committee: Celia Balko, Candy Carroll, Tara Propper and Tita Williams

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

WOODS POA Lake and Silt Pond Remediation Budget 7-2022

| | | | | Projected |
|------------------------------------|---|------------|----------------------|---------------------|
| Per Hr. Rate | Hours (8/d) | | Mob. In/Out | |
| \$ 450.00 | Bo Pepper | | Amphibious Track Hoe | \$ 7,500.00 |
| \$ 240.00 | Bo Pepper | | Long Reach Back Hoe | \$ 1,500.00 |
| \$ 65.00 | Bo Pepper | | 6 Yd. Dump Truck | \$ 130.00 |
| \$ 95.00 | Pewee Dirt Service | | Skid Steer | \$ - |
| | | days | total hrs. | |
| Time To Complete North Silt Pond | | 2.5 | 20 | \$ 13,800.00 |
| Time To Complete West Silt Pond | | 3.5 | 28 | \$ 19,320.00 |
| Time To Complete North End of Lake | | 1 | 8 | \$ 5,520.00 |
| Time To Complete West End of Lake | | 1 | 8 | \$ 5,520.00 |
| | Spoil Haul Off | | | \$ 4,211.86 |
| | Erosion Rock | | | \$ - |
| | Tree Removal | | | \$ - |
| | Repair Pipe at West Silt Pond | | | \$ 1,200.00 |
| | Repair Sprinkler head Along LC Rd. | | | \$ 350.00 |
| | Fine Grading Clean Up Work | 2 | 16 | \$ 1,520.00 |
| | | per Sq.yrd | Total Area (sq.yd.) | |
| | Hydro Mulch (Grass Planting) | \$ 0.60 | 2825 | \$ 1,695.00 |
| | Fiber Bonded Hydro Mulch (Grass Planting) | \$ 0.97 | | \$ - |
| Totals: | | | | \$ 62,136.86 |

| Future Expenses | |
|-----------------------------------|-------------|
| West Silt Pond Sprinkler Install | \$ 8,500.00 |
| North Silt Pond Sprinkler Install | \$ 1,200.00 |
| Wax Myrtles West Silt Pond | \$ 2,000.00 |
| Final Grading | \$ 1,200.00 |

Total: \$ 12,900.00