

WPOA BOARD MEETING

REMAX Real Estate Office

September 12, 2019

MINUTES

Attendees: Board-Gaylan Braselton, Leland Ferguson, Donna Metke, Aubrey Sharpe & Kelly Wood;
Lake Committee Members- Mike Groscup, Mike Metke & Bill Wood
Recording Secretary-Jack Balko

Meeting called to order by President Donna Metke at 5:24 PM

1. Donna Metke introduced Jack Balko who has agreed to serve as recording secretary for the meeting.

2. Lake and Common Grounds Report – Aubrey Sharp

The report from the Lake and Common Grounds Committee was called for first to allow committee members to leave after their report. The lake has been lowered to develop scope of work. Work on sea wall started on north end of lake. Treated alligator grass with standard chemicals for use -grass is dead. Picked up trash debris around and in lake. Got all sprinklers working. Saved grass and landscaping by running sprinklers. Repairs to pump house including locks, hinges, etc. Pump repaired with new suction line at a cost of \$6,600. The work was performed incorrectly, and the firm had to come back and work on it again – total 9 hours and still not working. Additional work performed and as of this morning, September 12th the report is system is working.

On recommendation by the Lake Committee, a motion was made by Aubrey Sharpe, seconded by Kelly Wood to hire Richard Clark to re-engineer all sprinklers. Additional work on the sprinkler system to include installing a new controller, replacing several valves and sprinkler heads and some piping at a cost not to exceed \$6,000. Of that, approximately \$2,500 will be materials cost.

Discussions regarding the lawn care service provider and a contract for service resulted in a motion by Leland Ferguson, seconded by Aubrey Sharpe to adopt a contract to be used to seek at least 3 bids and contract with the selected vendor. Minor revisions to the contract were suggested. Motion including revised contract passed.

The board discussed the procedures and amount of work and cost to dredge the lake and silt ponds and remove soil. Possible sites were discussed for deposit of the soil. It was suggested that testing of soil to identify likely source of soil accumulating in the lake may be useful to support a “case” for partial funding of this process from the city. The committee is still developing information and costs to evacuate and remove the soil.

Leland Ferguson reported that beavers doing damage to flowers and vegetation on lots adjoining the lake was addressed by hiring a beaver trapper to find, trap and relocate the varmints in previous administrations. A recommendation was made that the lake committee get information on trapping and removing beavers from the lake.

3. Treasurer’s Report – Gaylan Braselton Copy of Treasurer’s Report is attached

Gaylan reported that there are 164 properties of record. He also informed the board of his meeting with Bookkeeper Mary Russell. Mary stated that with the new board installed, she will be happy to continue as bookkeeper for the association. That report was received with enthusiasm by the board.

Gaylan called attention to Item 9 on the report concerning delinquent accounts. Gaylan made motion seconded by Aubrey Sharpe to communicate with the members with delinquent accounts to encourage them to bring their accounts current. Motion passed.

Gaylan provided a copy of the WPOA Payments History for the past five years. A copy may be requested by any member by contacting Gaylan at gbbg@suddenlink.net. Motion to accept Treasurer's Report made by Kelly Wood, seconded by Leland Ferguson. Motion carried.

4. Recreational Facilities and Security Report – Kelly Wood

Kelly reported that a quote of \$800 from East Texas Pool to replace a safety vacuum device has been received. The current switch which senses a clogged device then turns the pump off has failed. This switch must be replaced before the first freeze. At least two more quotes will be received.

Kelly was asked to check on the cost of chemicals required to treat the pool and how they should be applied. The matter of locks and keys for pool access was briefly discussed. Action on the lock/key issues was tabled until more information is available. Names of persons with keys and prior service would help the committee. Kelly also reported that the phone at the pool dedicated to 911 service is inoperative. City requirements state that the service must be activated and maintained monthly. The committee will also investigate means and cost to provide video security monitoring of the pool area.

5. Architectural Control, Research and Distribution Committee – Leland Ferguson

Leland provided a report and documentation regarding the securing of a management company to work with the association. The data was varied and did not provide clear direction. After discussion by the board, it was suggested that an operation plan be prepared for the services required of a management firm before soliciting bids for the service. The matter was tabled until the plan is presented for consideration and approval.

It was suggested that the board look at forming relationships with other Woods POA groups by making contacts with principals of the associations. This action would be to have Statements of Understanding with the associations for proper interaction of members between the properties of the associations.

Leland reported that Mary Russell will collect current emails where available of all members.

Adjournment: There being no further business, the meeting was adjourned at 6:47 PM

At a dinner which followed the board meeting, a vote was taken by the board to employ William Hart to repair the seawall as soon as he is available. Motion passed unanimously.

Respectfully submitted,

Jack Balko
Recording Secretary

NOTICE

QUARTERLY BILLING STATEMENTS WILL INCLUDE A REQUEST FOR YOUR EMAIL ADDRESS.

PROVIDING EMAIL ADDRESS WILL ENABLE ADDITIONAL, MORE TIMELY COMMUNICATIONS FROM YOUR BOARD.

THANK YOU