

## WPOA BOARD MEETING

3206 Lakepine Cir

October 8, 2020

### Meeting Minutes

#### I. Attendees Present:

Jack Balko, Owen Sanderson, Stacy Fogle, Mike Groscup, Chris Pulliam, Melinda Weedon, Patricia Glass

Members Present: Glen and Kathern Barns

#### II. Call to Order:

President Jack Balko at 6:38 PM

#### III. Approval of Minutes:

Minutes Read by Secretary – Owen Sanderson

- Without objection, the minutes were approved

#### IV. Offer Reports:

- Secretary Report
  - Presentation of Goals for the year
    - Change by-laws to discourage homes purchased as other “Primary Residences”
    - Create a program that allows adjoining HOA’s to utilize our resources and our HOA to utilize there’s.
    - Online polling for officers and board-related topics
    - Utilizing the website for better communication
- Treasurer Report (Stacy Fogle)
  - Presentation of Goals for the year
    - Goal-oriented fundraising
  - Discussion of the balance sheet as of September 30, 2020
    - Without objection balance sheet approved
- Lake & Common Grounds Report (VP Michael Groscup)
  - Complete replacement of lake drain cutoff valve – contracted for in the 2019-2020 year
  - The following items are activities that will be dealt with in an on-going manner as required:
    - Fill holes around the lake along the shoreline caused by erosion
    - Remove trees where dangerous conditions prevail and trim limbs as required
    - Repair sprinkler heads as needed

- The following items are activities that must be dealt with to assure maintenance of facilities:
  - Replace roofing on the pump house
  - Repair/replace doors on the pumphouse
  - Add shelving in the pumphouse
  - Build enclosure around the sprinkler system intake hose between pumphouse and ground, & insulate
  - Rework sidewalks around the lake to eliminate uneven joints, cracked sidewalks, and raise lower sections which are prone to stay wet and slippery – safety issues
  - Inspect bridge for possible preventive maintenance, including re-roofing if required
  - Generate a list of all mechanical equipment in use at WPOA. List to include the function of equipment, Mfg/Model # and specifications, known life – use and expected. Also, research to provide current replacement costs
  - Do “depth” survey of west and north silt ponds to establish a benchmark against which future surveys will be used to schedule dredging of the ponds
- Major items to implement this year:
  - Addition of a stand-alone irrigation system for the west pond area which draws water from the pond and eliminates the use of city water for irrigation along Lazy Creek and Calloway
  - Purchase utility tractor and trailer for use around WPOA property
  - Add gate in pool fence on the east side to provide access for storage of tractor/trailer
  - Expand wooden fence on the south side of the pool bathhouse for storage of tractor/trailer. Shed cover over tractor/trailer to protect from elements
  - Add three concrete benches around the lake along the sidewalk for benefit of walkers, cost estimated at \$600 to \$100
  - Evaluate current fountain in the lake and investigate previous fountain plumbing and design with the possibility of re-configuring fountain to earlier design
  - Dredge west silt pond as required as a result of the Rosewood construction project
- Major items to make provisions (setting funds aside) for in future years:
  - Set aside funds this year for dredging in 2021-2022 – Silt ponds and lake
  - Enlarge the north silt pond into the property owned by the association on the north end of the silt pond when dredging the north silt pond
- Suggested Items from other board Members
  - Clean Bridge and treat for insects
- Recreation Facilities & Security Report (VP Chris Pulliam)
  - Presentation of Goals for the year
    - establish an active committee (3+ meetings, 2+ workdays);
    - form a sub-committee to research playground possibility.
    - perform light maintenance to the pool area (minor repairs and upkeep, parking lot sealant)

- formulate HOA questionnaire to inform the future of tennis courts: What to do with the tennis courts, i.e. how many tennis players, basketball goal, etc. lining;
    - establish a picnic table area Lakeside between pump house and bridge. \$\$?
    - Work to assure we open the pool (summer 2021)
    - Reorientate the picnic table from the lower area by tennis courts to the top of the dam area.
  - Suggested Items from other board members
    - Create one basketball court and one tennis court
    - Purchasing new playground equipment
  - Action Items
    - Owen Sanderson to gather a quote for power washing tennis court and bridge
    - Rekeying tennis courts so one set of keys are being utilized
    - Look into setting up a keyless system on the pool and possibly the tennis courts
- Architectural Control Report (VP Melinda Weedon)
  - Resident at 3700 Lake Vista repainted the house to a solid “neutral” color
  - Presentation of Goals for the year
    - Amend covenants to include Language covering brick color (painting), yard decor, landscaping limitations
    - Make Covenants easily accessible on the website
- Social Activities Report (VP Patricia Glass)
  - Presentation of Goals for the year
    - Holiday Parties
    - Facebook Group Started
    - Community garage sale associated with goal-oriented fundraising
    - Food Trucks
    - Summer pool party (grille out)
    - Requested immediate funds to start welcome packets to new members
      - Jack Balko asked for a motion for the release of \$200 to be utilized for welcome packets.
        - Mike Groscup Motioned
        - Chris Pulliam 2<sup>nd</sup>
        - Motion Passed.

V. Immediate Action Items:

- Future Meetings Schedule
  - Conflicts in the meeting schedule for the first Thursday of the month as previously voted on.
    - Recommendations for the 2<sup>nd</sup> Thursday of November carried with no objections
    - Meeting schedule starting in January 2021 and progressing every other month:
      - Jan 14<sup>th</sup>, 2021
      - March 11<sup>th</sup>, 2021
      - May 13<sup>th</sup>, 2021

- July 8<sup>th</sup>, 2021
- August TBD (if needed)

VI. Unfinished Business:

- None

VII. New Business:

- Current Book Keeper retiring December 31<sup>st</sup>, 2020.
  - Jack Balko contacted Jenny Clark with the East Texas Bean Counter regarding bookkeeping services. Jenney provided Jack with an informal proposed amount of \$450 per month for bookkeeping services related to our association needs. We are currently paying \$400 per month.
    - Chris Pullman made a motion to approve Eat Texas Bean Counter as our new bookkeeping service once the official proposal was received.
    - Patricia Glass 2<sup>nd</sup>
    - Motioned Carried

VIII. Announcements:

- Chris Pullman would like to put the discussion of Neighboring HOA's utilizing the Lake and Common Grounds on the agenda for the next meeting.

IX. Adjourned:

President Jack Balko called the meeting adjourned at 8:45 PM with no objections