

WPOA BOARD MEETING

3206 Lakepine Cir

November 3, 2021

Meeting Minutes

- I. Members Present: Jack Balko, Owen Sanderson, Chris Pulliam, Melinda Weedon, Candy Carrol, Joe Williams. Members absent: Mike Groscup
- II. Call to Order: President Jack Balko at 6:41 PM
- III. Secretary's Report: (Owen Sanderson):
The organizational meeting minutes of August 28, 2021, had been provided via email to board members by President Jack Balko. Without objection, the minutes were approved. Owen called for a motion to certify email votes, 1) to perform a topographic survey of the emergency spillway area by Stanger Surveying, 2) to remove two dead trees by Paul's Tress Service, 3) to treat alligator grass by Hollytree Lake Service. Chris moved, Joe, seconded the motion. Motion carried.
- IV. Treasurer Report (Joe Williams):
Joe presented the Treasurer's Report through October 2021;
A copy is attached to the minutes. Without objection, the Treasurer's report was approved.
Jack reported on his meeting with the accountant to reconcile some questions with the balance sheet.
Joe presented the board with the 2021 department expenditures to assist VP's in preparing the 2022 budget.
- V. Lake & Common Grounds Report (VP Michael Groscup):
In Mike's absence, Jack presented the Lake & Common Grounds Report;
A copy is attached to the minutes. Without objection, the L&CG report was approved.
Jack presented the L&CG goals for the upcoming year. Owen updated the board on the spillway repair progress. He had met with one contractor and planned to meet with 3 others to gather bids for review by December 1st.
- VI. Recreation Facilities & Security Report (VP Chris Pulliam):
Chris presented the Recreation Facilities & Security Report including goals for the upcoming year;
Without objection, the RF&S report was approved.
- VII. Architectural Control Report (VP Melinda Weedon):
Melinda presented the Architectural Control Report;
A copy is attached to the minutes. Without objection, the AC report was approved.
Melinda brought two requests to the board for review, 1) a request to install solar panels, 2) a request to install a privacy gate to restrict the view of a home owner's boat that is currently stored in the backyard. The board elected to stay on both decisions of approval until final resolution on the revision of Covenants which both issues.
- VIII. Social Activities Report (VP Candy Carrol):
Candy presented her Social Activities Report;
A copy is attached to the minutes. Without objection, the SA Report was approved.
Candy updated us on the success of the Halloween party and the Goals for the upcoming year.
- IX. Unfinished Business:
None

X. New Business:

Discussion regarding Yard Service (Tony's) contract.

Tony submitted his proposed rated increase for the upcoming year. Tony Patricio is currently under a contract of \$1,985/month plus materials purchased for planting or any extraordinary time and materials for services rendered. The new contract will increase the monthly total to \$2,285.00. A motion was made by Owen Sanderson to approve the new contract. Chris Pulliam seconded the Motion. Motion carried.

A homeowner requested that one of the trees the association planned on the east side of the lake be moved because of concerns as it grew larger it would restrict their view of the lake. Jack recommended the tree be moved to the west Silt Pond so that it might restrict the view of the new development. Joe recommended moving the tree in February so the tree is not damaged. Owen motioned to move the tree to the west silt pond, Joe seconded the motion. The motion carried.

Future Meetings Schedule. The board agreed to meet at 6:00 PM on the 2nd. Thursday of the month for the months of January, March, May, and July plus August 18th in preparation for the annual meeting. The date for the annual meeting was set for Thursday, August 25, 2022. Monthly meetings will be held at Mike Groscup's house starting on January 13th at 6 PM.

Joe requested that all invoices be reviewed and approved by the appropriate department prior to submission for payment.

XI. Adjourned: President Jack Balko called the meeting adjourned at 9:15 PM with no objections.

WPOA Treasurer's Report

ACCOUNT SUMMARY

November 3, 2021

Summary of September 2021 Income/Expenses

September 1, 2021	Southside Checking Acct.	Beginning Balance	\$ 74,662.25
September 1-30, 2021	Deposits		4,902.00
September 1-30, 2021	Disbursements		(5,910.40)
September 1, 2021	Transfer to Challenge Reserves		(606.25)
September 30, 2021	Southside Checking acct.	Ending Balance	\$ 73,047.60
Challenge Reserves Account			\$ 12,740.15

Summary of October 2021 Income/Expenses

October 1, 2021	Southside Checking Acct.	Beginning Balance	\$ 73,047.60
October 1-31, 2021	Deposits		11,212.00
October 1-31, 2021	Disbursements		(6,389.43)
October 1, 2021	Transfer to Challenge Reserves		(606.25)
October 31, 2021	Southside Checking Acct.	Ending Balance	\$77,208.92
Challenge Reserves Account			\$ 13,346.40

Woods 2021-2022 Goals

Lake & Common Grounds

- Dredge north/west silt ponds and both the west and north end of the lake
Contact homeowner on the north silt pond to further the discussion of dredging existing silt pond. Increase size of north silt pond by dredging property WPOA owns to the north of the north silt pond.
- Repair spillway
Gather bids.
Obtain Topo Survey
Work with ONCOR and Rose Villas to determine the best approach to fix west silt pond embankment.
Remove dead shrubs and replant along Callaway Road in conjunction with dredging.
Install Sprinklers into existing system to water west silt pond grass.
Extend existing drainage pipe coming from townhomes into west silt pond to fix washout area
- Pump House
Paint pump house (have paint and supplies) and enclose sprinkler suction pipe
Ongoing, check and repair sprinkler heads
Submitted By
Mike Groscup

Items added by the board at November 3, 2021 meeting

- Add seats at locations around lake
- Add ADA access to sidewalks at two locations on Lake Forest and one location on Lazy Creek
- Trim PVC drain pipes along lake shore
- Add Seawall on the south shore at the west end of the lake at Lazy Creek
- Add additional planter areas in common areas

I. Swimming Pool

- Move 911 phone to be able to access from inside the fence
- Paint or replace fence
 - Replace sand in pool filter
- Hire a company to Investigate and repair pool deck settling
- Pour a concrete slab under the current covered area.

II. Tennis Courts

- Complete the light pole painting project by painting the light housings at the top
- Install new concrete parking area at tennis courts with concrete sidewalk leading to the tennis court entrance. Fix drainage adjacent to tennis courts prior to installing concrete sidewalk

III. Playground

Install playground equipment in the location of previous equipment.

Continue side walks past tennis courts to the old basketball goal area. From there pour a 15x15' concrete pad for the tables to sit on (picnic area).

A big improvement for the picnic area would be to cut back the growth along the creek to reveal the waterfall as some have suggested was the original design.

Woods Property Owners' Association Board Meeting
Architectural Control Report
Melinda Weedon, VP of Architectural Control
November 1, 2021

1) Solar Panel Request

Shelly Marmion, 3208 Lake Forest Drive has requested approval for solar panels on her roof.

The city of Tyler has changed its ordinance on solar panels; however, the association's attorney has advised that the association still has some say regarding them.

Ms. Marmion understands that the board, the association's attorney (as well as the future architectural committee for bylaw/covenant revisions) are working to determine what standards may be applied.

The solar panels proposed in Ms. Marmion's plan cover the majority of her roof and have great visual impact to the neighborhood on Lake Forest behind and to the side of her home.

This impacts her immediate neighbors — as well as the whole neighborhood as the back of her home's roof is highly visible to part of the association's lake common area.

This proposal would also set a permanent precedence for the entire association — including homes facing the common areas. Therefore, the board must do its due diligence in this matter which is going to take some time.

I shared with Ms. Marmion that the new architectural committee for revising the covenants is just now in its formation. This committee is a result of the board deciding more input from the association was needed in proceeding to update the covenants. Once the new architectural committee has had time to review, discuss and revise the proposed covenants (including what the association's attorney advises regarding solar panels), the proposed changes will go to the whole association for review and ultimately a vote.

I expressed with Ms. Marmion that the board wished this was a speedy answer and a simple reply, and that the board is not ignoring her request. It is at the forefront of discussions within the board and with the attorney.

I further shared that there is a lot at stake and long-term implications for the whole association with this decision and how it's handled.

Ms. Marmion knows that it will probably be in the new year before the covenants are updated as well as the standards set for solar panel installation in the subdivision. She has requested the opportunity to speak with the architectural committee regarding her request when the committee discusses solar panels and standards for them in the association.

For the board's reference, some of the standards that will need to be addressed regarding solar panels include the following:

- 1) The color of panels allowed. Solar panels can come in just about every color from black, gold pink, green, etc.
- 2) The hue of the panels themselves. Panels may have a black or blue hue.
- 3) The issue of panels matching the roof color to blend as much as possible.
- 4) The age of the roof. Panels are not recommended on older roofs as they do not support the weight.
- 5) The installation of panels being professionally installed or self-installed.
- 6) Whether the company installing the panels must be accredited by the North American Board of Certified Energy Practitioners (NABCEP) to help ensure quality of company.
- 7) Whether barriers to keep birds and squirrels from damaging panels are allowed on top of the solar panels, i.e., spikes, mesh, wire.
- 8) Whether the approval of bordering neighbors is required for a homeowner to install solar panels (as possibly allowed for HOA's.)

2) Variance to keep boat hidden from view by installing a gate in the driveway

Dan King - 3903 Lazy Creek Drive has requested a variance to the covenants that would allow him to park his boat in his driveway by concealing it from the street view with a fence across his driveway at the back of his home.

Upon visiting with Mr. King, he would move his boat so that it would be placed directly along the fence next to his neighbor to the left of his house. The gate would open in a manner that should not allow the boat to be seen from the street upon opening.

Mr. King has parked his boat further back in his driveway -- and away from the neighbor's fence -- since 2005. He understood that doing so was - and still is - against the covenants; but since the previous owners had large trucks in the driveway, he did not feel that the association enforced the covenant prohibiting boats in a driveway. Mr. King has been the beneficiary of gracious neighbors not objecting to the covenant violation.

Though I can see how the boat would not be visible from the street with the proposed gate, the boat will now be placed directly beside the neighbor's fence to the left. Mr. King has planted roses as buffer, but the roses are a couple of feet tall. They do not actually provide 6-foot visual barrier to further enclose the gaps between the wood slats on the fence line.

Mr. King also feels that since his property backs up to the railroad, his request should be granted. Though I understand his perspective, I shared that another neighbor whose home backed up to the railroad had been denied the request of a car port and another of a chain-link fence. Both requests were not allowed in the covenants and would set a contradictory precedence for the association.

3) Covenants Updated and Revised

The process of revising the covenants has been stopped temporarily. The board unanimously decided further review was needed before continuing to proceed.

At this time, Board President Jack Balko, is compiling the comments given in response to the proposed revisions. A committee of 12 members (3 from the board and 9 other non-board member homeowners) is being formed to help create a document that would address the board's and homeowners' concerns with the covenants.

The proposed timeline for proceeding will be established by the committee, but most likely will begin in the new year.

Goals for the year:

To assist the architectural committee for the revision and updates to the covenants and bylaws.

To assist in the process to see the document presented to the association for a vote.

To establish an Architectural Control Committee (as now required by the state of Texas for HOA's) for the review of homeowner requests/concerns and covenant violations.



VP of Social Activities Goals for 2022

February	Meet and Greet New Neighbors With Catered Meal	\$300
March 14-18	Garage Sale with proceeds toward playground at my house, 3821 Lazy Creek Drive	\$100
April 16 th	Easter Egg Hunt at Tennis Courts	\$100
May	Opening Pool Party with Hotdogs	\$300
July	Fishing Contest at Bridge on Lake	\$100
October	Halloween Party at Tennis Courts	\$200
December	Christmas Party at Groscup's	\$200
	Total	\$1300

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



VP of Social Activities 2021 Expenses

October 8th	Tennis Meet & Greet with Ronnie Blake with Frito Pie BBQ Bar	\$335.95
	Ice and Supplies	46.65
	Total	\$382.60

October 30th	Halloween Party at Tennis Courts	
	Bahama Buck's Snow Cones	\$119.05
	Costume Contest Prizes	41.92
	Water	10.00
	Total	\$170.97

December 5th	Christmas Party at Groscup's 3:00pm	\$200
	6 footlong sandwich, cheese tray	
	Everyone can bring desserts if they want	

VP of Social Activities 2021 Other Activities

**Provide New Neighbors a Welcome Packet
"Home of the Month" Sign
Help to update Email and Phone lists of members**

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