

## WPOA BOARD MEETING

3206 Lakepine Cir

December 15, 2021

### Meeting Minutes

- I. Attendees Present:  
Jack Balko, Owen Sanderson, Chris Pulliam, Melinda Weedon, Joe Williams
- II. Call to Order: President Jack Balko at 6:07 PM
- III. Secretary's Report: (Owen Sanderson):  
The meeting minutes of November 3, 2021, had been provided via email to board members for review prior to the meeting. Without objection, the minutes were approved.
- IV. Treasurer Report (Joe Williams):  
Joe presented the Treasurer's Report through November 2021;  
A copy is attached to the minutes. Without objection, the Treasurer's report was approved.
- V. Architectural Control:  
On November 3rd the Board voted to stay a decision regarding a request for solar panel installation at 3208 Lake Forest Drive until the Architectural Control Committee has completed their revisions of the Covenants. Prior to the December 15th meeting, the homeowner submitted to the board for review the required documentation per the Texas Property Code and asked for approval of their request. In return, the board submitted the documentation to the Daugherty Law Firm for review and comment. Following a discussion of the attorney's comments of the restrictions the AOC can implement under Texas Law, Owen motioned to approve the homeowners request for solar panel installation per the design documentation submitted to the board and given the provided restrictions be met, Chris 2nd the motion, the motion was approved by majority vote. A copy of the restrictions is attached to these minutes.  
  
Jack presented comments from Daugherty Law Firm regarding the homeowner at 3702 Pine Bluff Cir who had previously enclosed the garage without board approval. Following a discussion of the options, Chris made a motion to give the board's terms, Owen 2nd the motion. Agreement could not be reached on the terms, the motion failed to pass. The board will continue discussion on the terms and plan of action. The board agreed that all communication with the homeowner will be through the attorney.
- VI. Lake and Common Grounds:  
Owen presented to the board 3 turn quotes from local contractors for a turn-key repair of the spillway damage that occurred in August. The proposed prices ranged from \$35k to \$65k for various repairs options and processes for accomplishing the project. Jack submitted a plan to the board which included the board contracting out various phases of the work and overseeing the project. The plan included creating permanent access to the top of the dam by constructing a ramp and crossing the bridge with equipment. The estimated cost for this option was \$13,594 with some of the work being performed by Woods POA volunteers. The breakout comparison of bids is attached to these minutes. After further discussion Owen motioned to approve the Woods POA contracted labor option, Joe 2nd the motion, the motion passed by majority vote.
- VII. Unfinished Business:  
None

VIII. New Business:

Jack asked the board if we would like to present Tony and his helper with gift cards as we did last year. A motion was made by Melinda for a one-time gift of \$200 to Tony and \$100 to his helper. Motion 2nd by Joe. Motion carried.

IX. Adjourned: President Jack Balko called the meeting adjourned at 8:27 PM with no objections.

**WPOA Treasurer's Report**  
**ACCOUNTS SUMMARY**  
**12/15/2021**

**Summary of November 2021 Income/Expenses**

**Southside Checking Account**

November 1, 2021	Beginning Balance:	\$77,208.92
November 1-30, 2021	Deposits:	\$5,504.00
November 1-30, 2021	Disbursements:	-\$4,646.03
November 1, 2021	Transfer to Challenge Reserves:	-\$606.25
November 30, 2021	Ending Balance:	\$77,460.64

**Southside Challenge Account**

November 30, 2021	Ending Balance:	\$13,952.65
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