

WPOA ANNUAL MEETING

Picnic Area

August 29, 2020

MINUTES

Attendees Present: Board Members - Jack Balko, Leland Ferguson, Donna Metke, and Aubrey Sharpe
Members: 23 additional households were represented by one or two members

President Donna Metke called the Meeting to order at 10:15 AM

- Donna welcomed new members and asked them to stand and introduce themselves. Windy Warren introduced herself and provided a little information about her family.
- Donna called for a moment of silence in remembrance of past president Bill Edwards who recently passed away
- Donna made introductory remarks which are a part of her President's Exit Report, the balance of which were presented later in the meeting. The full report is attached to these Minutes.

Donna asked Secretary Jack Balko for a quorum report. Jack reported that 27 households were represented at the meeting which exceeds the minimum of 17 for a quorum. Donna declared that we have a quorum and an official Annual Meeting. A total of 35 people were in attendance for the meeting.

1. Secretary – Jack Balko

- Jack read the "Highlights" of the 2019 Annual Meeting. Cathy Hirt moved, Chris Pulliam seconded to approve the Minutes as read. Motion carried.
- Jack then read the Secretary's Report summarizing the meeting activities of the Board for the 2019-2020 year. Cathy Hirt moved, Chris Pulliam seconded to approve the Secretary's Report. Motion carried. Report attached

2. Treasurer – Jack Balko

- Jack read the Treasurer's Report which included the August 2020 Balance and Income/Expense Statements. He also summarized major items of significance on the financial reports and provided information that most accounts are under budget through the end of August with anticipation that the year-end (December 31st) report would also reflect under budget status for most accounts. The under budget status is relative to the "normal" annual budget of income for the year and normal budgeted expenses for the year. This year, there were two One Time Extraordinary Expense (OTEE) accounts to allocate funds for the Seawall and for dredging the two silt ponds and both the north and west ends of the lake. Funds for the OTEE accounts were from accumulated dues in prior years.
- Melissa Combs asked about the year-end balances and if there are provisions for meeting future major expenses. Jack stated that with the under-budget performance this year and the established Challenge Reserves account, plus budget allocation of funds annually for dredging, funds will be available. The board will continue to oversee the income/expense reports on a monthly basis to assure that funding for extraordinary expenses will be available within our normal annual dues income. The net operating position for this year shows an \$83,471 loss which was covered with a carryforward of funds from prior years.
- Owen Sanderson asked if there were savings due to not opening the pool this year. Jack responded with information that basic on-going maintenance is required to keep the pool chemical mix correct, though less adjustments might have been required with the cover left on. Also, Jack looked into the possibility of discontinuing the 911 service at the pool and was told that the cost to remove now and reinstall next year was about the same as keeping the service in place.
- John Perkins moved, Carol Harris seconded to approve Treasurer's Report. Motion carried. Report and Financial Statements attached.

3. VP Lake & Common Grounds – Dr. Aubrey Sharpe
 - Aubrey presented the report of the Lake and Common Grounds which included a summary of the projects completed this year. The accomplishments are noteworthy. The Report is attached. Patricia Glass moved, Chris Pulliam seconded to approve the report. Motion carried.
4. VP Architectural Control – Leland Ferguson
 - Leland read the Architectural Control Report which included notes of several requests made to the AC Committee with resolution information. The report is attached.
 - Gaylan Braselton asked if the approval for metal mail boxes included a metal post and Leland confirmed that requirement to be included.
 - Melissa Combs asked if the decision on the metal mail box required approval by the general membership. Leland stated that it was approved by the Board. Jack Balko also stated that a planned re-writing of the Covenants this next year will incorporate the provision for metal mailboxes as replacements only.
 - Chris Pulliam moved, Patricia seconded to approve the report. Motion carried
5. VP Recreational Facilities and Security Report – Donna Metke
 - Donna reported the resignation of Kelly Wood as VP Recreation Facilities and Security, and then provided some details about issues in this area throughout the year. John Perkins moved, Cathy Long seconded approval of the report. Motion carried.
6. President – Donna Metke
 - Donna presented the remaining portion of her President’s Exit Report. Her complete Report is attached. Carol Harris moved, John Perkins seconded to approve Donna’s report. Motion carried.

Old Business – No old business was brought to the floor

New Business – No new business was brought to the floor

Election of the 2020-2021 Board of Directors

- Donna Metke turned control of meeting to Jack Balko to announce the results of the election which were as follows:
- Membership votes possible 168
- Member votes cast 67
- Percentage Votes cast 40%
- Elected Officers – Jack Balko, Stacy Fogle, Patricia Class, Mike Groscup, Chris Pullium, Owen Sanderson and Melinda Weedon.
- The new board members were requested to come to the front and be introduced to the membership.

Donna Metke introduced Mr. Bob Westbrook, Tyler City Councilman. Bob’s comments included:

- Recommendation that members download the City of Tyler app to stay informed of Tyler issues.
- Reported on City Council – occupancy ordinances
- Stated that 4017 Lazy Creek is in violation of Tyler City Set-back codes
- City of Tyler has to clear right-of-way for utilities
- New work by City of Tyler will be done to add loop in water lines which will help maintain quality of water without having to drain water at fire hydrants

Motion to adjourn made by Cathy Hirt, seconded by Bud Henderson. Meeting adjourned at 11:43 AM

Respectfully submitted



Jack Balko
Woods POA Board Secretary