

Woodcreek Property Owners Association Board of Directors Meeting

February 14, 2013
7:00PM
WPOA Office
15401 RR12, Suite 109

AGENDA

Call to Order

Pledge of Allegiance to the Flag

Announcements

General Public Comments - *Please submit a speaker request form to the Secretary prior to Call of Order. Public Comment is limited to 3 minutes.*

ACTION ITEMS

1. Discussion and possible action to approve January 15 and January 19, 2013 minutes - **MERIAN**
2. Discussion and possible action to make public the arbitrator's advisory opinion of the Section 11 lawsuit - **CROOK**
3. Discussion and possible action regarding policy of sharing arbitrator's advisory opinion of the Section 11 lawsuit with board members – **CROOK**
4. Discussion and possible action of WSP/WSCA letter requesting the WPOA board appoint a different representative for the WPOA - **CROOK**
5. Discussion and possible action regarding WPOA Attorney - **SCUDDER**
6. Discussion and possible action regarding insurance deductibles for board members - **CROOK**
7. Discussion and possible action to change the membership meeting date in October to November, the board meeting date and select a location for the membership meetings - **SUMTER**

8. Discussion and possible action to appoint and re-appoint members and/or chairs for the ACC, Road, Audit, Audit Proposal Review and Parks Committee - **SUMTER**
9. Discussion and possible action to approve board and committee contact information on website - **SUMTER**
10. Discussion and possible action to purchase a video recorder for taping of board and membership meetings - **SUMTER**
11. Discussion and possible action to approve electrical work at entrance on FM 2325 and Woodcreek Drive – **SUMTER**
12. Discussion and possible action to purchase filing cabinets - **SUMTER**
13. Discussion and possible action to select and award bid to an auditor for external audit of years 2006 through 2012 - **SCUDDER**
14. Discussion and possible action to create a committee to draft a policy for land sales of properties held by the WPOA - **SCUDDER**
15. Discussion and possible action to set aside the funding of the new WPOA building - **SCUDDER**
16. Discussion and possible action to subcontract maintenance duties - **SCUDDER**
17. Discussion and possible action regarding late fees and the amount of late fees - **DAVIS**
18. Discussion and possible action to seek legal remedy regarding Aqua Texas/CAS damage to WPOA Roads during the Phase I water line replacement project - **DAVIS**
19. Discussion and possible action to file liens in March 2013 on properties in arrears for year 2012 and to send property owners in arrears for 2011 and 2012 to our attorney to begin foreclosure proceedings – **DAVIS**
20. Discussion and possible action to adopt the Board of Director Conflict of Interest and Board Member Ethics Policy and Procedures - **SUMTER**

COMMITTEE REPORTS

Treasurer Report – **SCUDDER**

Parks Committee Report – **CROOK**

Bylaws Committee Report – **SUMTER**

Road Committee Report – **SCUDDER**

ACC Committee Report - **DAVIS**

EXECUTIVE SESSION

POA fees owed by a property owner. Possible action may follow - **SUMTER**

Update board members on litigation. Possible action may follow - **SUMTER**

Performance review of employees. Possible action may follow - **SWEETON**

Report of actions taken in Executive Session

The Board may announce it will go into Executive Session, if necessary, to discuss matters of land acquisition, sale of land, litigation, personnel matters and consultation with Legal Counsel as specifically listed on this agenda.

ADJOURNMENT