

WOODCREEK PROPERTY OWNERS ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES  
February 22, 2014

BOARD MEMBERS IN ATTENDANCE:

President Chris Scudder  
Secretary Victoria Welsh  
Treasurer Charles Crook  
Board Member Judy Fountain  
Board Member DuAnne Redus  
Board Member Emory Jones

10:09 a.m. Meeting called to order – President Chris Scudder

Mike Peterson disheartened by the dysfunction of the WPOA and wishes all personal issues put aside and board members put the homeowners' best interests first. He uses the term "homeowners" in the sense that "property owners" will benefit from the decisions that are made by the board. The board members should take homeowners into consideration first.

Mary Lou: What are the plusses and minuses of having two property owners' associations in the area instead of one? What are the benefits of melding with the WSP?

President Chris Scudder and Victoria Welsh explain that their understanding is that there would be two POAs individually with each working together for the betterment of both communities.

**Announcements:**

President Chris Scudder announces that Sally Caldwell's passing

Charles Crook addresses the quorum for volunteers to assist on the Road Committee. Liz Scudder volunteers. Maybe Sharon Reese may be available to be on the committee.

Chris Scudder announces that all members meetings are open and invites all to attend.

**AGENDA:**

Secretary Victoria Welsh calls for approval of agenda; DuAnne Redus seconds – motion carries. Agenda approved

**1. Discussion and possible action to approve minutes from January 18<sup>th</sup> meeting. (Welsh)**

Board Member DuAnne Redus moves to approve – Treasurer Charles Crook Seconds, motion carries.

**2. Discussion and possible action to approve 2014 Budget:**

President Chris Scudder goes over the proposed 2014 Budget. Charles Crook moves to approve budget – Judy Fountain Seconds, motion carries, 2014 Budget Approved.

**3. General Update on current state of WPOA.**

In December we lost maintenance man, Janelle Delaney resigned without notice, hired new attorney Bill Davis to settle lawsuits, search committee formed to find new attorney, new office manager Donna Wright, hired retroactive to the previous Monday, encourages members to come to meetings.

Also got liability insurance for the WPOA

Working on settling lawsuits, hopefully settled within a month or so.

**4. Committee Reports:**

**ACC Report (Sweeton) –**

In Vice President Dottie Sweeton's absence Chris announces the approval 2 homes and two fences to date.

### **Roads Report (Crook)**

Charles Crook addresses signage on LaToya Road. Board approved to install new speed limit signs to be consistent at 15 mph. Also wants to install "two way traffic". Chris filled in potholes and needs people on Road Committee.

### **Parks Report (Everett)**

Mark Peterson in Terry Everett's absence – got Morrow Park cleaned up. Moving forward need to look at budget, 4 parks – work on entrances at Eagle Rock and Woodcreek North. Discusses pocket parks – putting some kind of signage at the stepping stone to use as pocket parks – WPOA owns two lots across from Morrow Park – cleaning up those lots, adding concrete picnic tables, removing stumps, adding bbq pits.

Yard of the month still in place, any suggestions need to be submitted to Terry Everett -- \$50 King Feed.

### **Treasurer's report (Crook)**

Treasurer, Charles Crook, including list of checks that have been written for the month of January 2014.

DuAnne Redus raises question as to why insurance payment absent on report. President Chris Scudder explains that the previous insurance company dropped WPOA board last September or October, new policy was paid in December with new company.

Changed banks from Wells Fargo to Blanco Bank. President Chris Scudder explains reasoning behind moving to Blanco Bank.

Homeowner, Scott Rouse, inquires as to revenue on maintenance fees – how is that tracked? And is it audited. President Chris Scudder explains the hurdles going through right now in order to organize account numbers on properties.

DuAnne Redus inquires as to permanent maintenance man to clean up debris after storms, etc. Looking for volunteers.

Treasurer Charles Crook moves to approve committee reports, Emory Jones Seconds, motion carries.

## **5. Question and answer session (Scudder)**

President Chris Scudder indicates that there are five lots adjacent to Jacob's Well Nature Park that the WPOA owns and to look into donating them to the County.

Discussion regarding Bylaws and Deed Restrictions and how to change same by vote.

Peel, Inc. Newsletter discussed, more emails to be sent through Constant Contact reminder

**President Chris Scudder moves to adjourn, Emory Jones Seconds, meeting adjourned at 11:29 a.m.**