

**Woodcreek Property Owners Association  
Board of Directors Meeting**

**January 15, 2013  
9:00AM  
WPOA Office  
15401 RR12, Suite 109**

**AGENDA**

**Call to Order** – A quorum being present President Merry Merian called the meeting to order at 9:00a.m. Board members present were: Merry Merian, Cullen Davis, Liz Sumter, Diane Purcell, Emory Jones and Keith Haney. Also present were: Office Manager Janelle Delaney, Road Committee member and maintenance man, Bill Bradfield. Property owners: Richard and Pat Sullivan, Dottie Sweeton and Donna Hathway.

**Pledge of Allegiance to the Flag-** The Pledge was recited.

**Announcements** – Merian announced that Bill Bradfield had been asked to give the Road Committee Report. Because Bradfield was going to attend the Aqua Texas meeting he gave the report immediately after the Pledge.

1. A motion was made by Haney and seconded by Sumter to approve the December 20, 2012 Board Meeting Minutes. Motion passed.
2. A motion was made by Sumter and seconded by Jones to approve financial reports through December 31, 2012. Motion passed.
3. A motion was made by Davis and seconded by Jones to approve Proposed Budget line items for presentation to the membership at the Annual Membership Meeting in January 2013. Motion passed.

Haney briefed the Board on changes to the building specs on the WPOA office building and discussions he has had with Walt Graner regarding associated costs. Dottie Sweeton had asked Diane Purcell to sponsor an agenda item for the January 19, 2013 General Meeting Agenda. Purcell will write the agenda item and send it to Merian to include in the Agenda. (See January 19, 2013 General Meeting Agenda)

4. A motion was made Sumter and seconded by Haney to approve agenda for and schedule a Special Called Meeting of the Board to immediately follow the January 19<sup>th</sup> General Membership Meeting. Motion passed.
5. Merian announced the Policy Manual was ready for Board review.
6. Update on new WPOA office. – HANEY

**COMMITTEE REPORTS**

Sumter gave a report on the Bylaws Committee progress.

Davis gave a report on recent ACC activities

## **EXECUTIVE SESSION**

1. Executive Session regarding Cause # 11-1611
2. Executive Session regarding Cause # 12-0860
3. Executive Session regarding Cause # 12-0921
4. Personnel performance review/job descriptions

**Report of actions taken in Executive Session** - no action was taken.

**ADJOURNMENT** – There being no further business the meeting was adjourned at 10:25am.