

WOODCREEK PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING MINUTES
APRIL 12, 2014

BOARD MEMBERS IN ATTENDANCE:

President Chris Scudder
Vice President Dottie Sweeton
Secretary Victoria Welsh
Board Member Judy Fountain
Board Member Emory Jones

Members not in attendance:

Treasurer Charles Crook
Board Member Terry Everett
Board Member Liz Sumter
Board Member DuAnne Redus

10:07 a.m. Meeting called to order – President Chris Scudder

Announcements, Public Comments (3 minutes Max per person), Questions, may be moved all or part to end of session.

Mr. Bradfield speaks about getting money back from the Doe Lot he bought and is checking on status. Ms. Sweeton explains that the ACC is meeting this week to discuss that.

Ms. Merrian wants to speak to Item Nos. 3 and 5.

Approval of Agenda

Dottie Sweeton moves to approve and Judy Fountain seconds. Motion carries.

Discussion and possible action to approve minutes from February 22, 2014 meeting. (Welsh)

2.22.14 Meeting Minutes not posted to website; approval of minutes moved to next general meeting in July 2014.

Add to the 2.22.14 meeting minutes that Karen Toporowski suggested to have a presence in the neighborhood with an office in Woodcreek North subdivision.

1. Discussion and Possible action on dates for office closings, holidays, etc. (Scudder)
Scudder suggests the following office closures:
New Year's Day
President's Day
Good Friday
Memorial Day
Texas Independence Day
July 4
Labor Day
Veteran's Day
Thanksgiving, day after
Christmas Eve and Christmas day
2. Discussion of Lawsuits and updates. (Scudder)
Lawsuits abated, Settlement committee formed for negotiations and to meet with attorneys.
3. Discussion of New Office Location. (Sweeton)
Vice President Dottie Sweeton advises that a location has been found, the old Baptist Church. Advantage to that location is paved parking, handicap entrance, lighted evenings, and maintenance on building, for safety reasons. Vice President Dottie Sweeton addresses the deed restrictions state that no commercial businesses are allowed to be located in neighborhood. President Chris Scudder indicates that it makes financial sense. Merry Merrian, Karen Toporowski and Wanda Bradfield indicate opposition to moving so far away from the neighborhood.
4. General update on WPOA. (Scudder)
President Chris Scudder explains that the office being updated in connection with bookkeeping, new office manager, filing system,

deposit of dues. Audit was performed last year. Changed banks from Wells Fargo to Blanco Bank. Parks committee working on cleaning up parks – new entrances to be constructed on Woodacre, Eagle Rock entrance to be worked on. Playground equipment may need to be brought up to code. Mr. Bradfield indicates that the plumbing at entrance of Eagle Rock may need to be redone.

5. Discussion and Possible action to waive maintenance fees for County Owned Lots. (Scudder)

President Chris Scudder indicates that we may have the right to waive fees for the county owned lots. Eight lots owned by the county, in a section called “health spa” now part of Jacob’s Well Park. County needs to vote themselves out of WPOA so they don’t have to pay maintenance fees. Merry Merrian indicates that the Bylaws do provide for that section to vote themselves out, or instead of paying maintenance fees the county could maintain the roads.

6. Committee updates:

ACC Report (Sweeton)

Vice President Dottie Sweeton ACC inherited nothing, starting from scratch. Spreadsheet created for all sections outlining specific deed restriction for each separate section. Plan is to be a kinder, gentler association, not to file suit on delinquent accounts immediately but to try and resolve between the parties.

Roads Report (Crook)

In Charles Crook’s absence, President Chris Scudder indicated that he met with county to go over list of roads needing to be topped at their expense and turned over to the county, also in 2013 POA topped several roads to be turned over to county, county is charging an exorbitant amount to bring roads to county standards, President Chris Scudder in talks with county to bring amount down.

Parks Report (Everett)

In Terry Everett’s absence, Mike Peterson reports the following:

Key Accomplishments:

Large brush piles cleared (Crazy Cross and Pleasant Valley and by Morrow Park on Pleasant Valley) Thanks to WSP for providing labor and resources;

Spring chipping and shredding event set for April 14-16. Communication sent out and registration gathered by Donna Wright at the office. (65 property locations have already registered)

Electrical repairs made to Eagle Rock entrance - power supply fixed, lighting system needs to be entirely redone as well as plumbing.

Trash pick-up by Terry Everett at Morrow Park and at Mt. Baldy

Tree clearing at Morrow Park

Cleared large downed limb at Westbrook Park

2 bids received for mowing and maintenance of parks

2 bids received for trash pickup at parks

Contacted owner of Lot 115. Offer for purchase to be discussed at 4/16 Board meeting to establish expansion of Morrow Park

Design completed for enhanced entrances at Wood Acre, Eagle Rock and at Morrow Park.

Current Activities:

Continue clearing of cedar at Morrow Park for addition picnic areas

Additional tree clearing at Westbrook Park after wind damage

Chris Scudder to provide labor to build footers for new entrances and oversee construction.

Future Activities:

Construction of pavilion at Morrow Park

Morrow Park expansion (to proceed after settlement)

Landscaping repairs at Fallbrook Park

Lighting at Eagle Rock entrance to be repaired after entrance installed.

Audit Committee Report (Crook)

Charles absent.

New Attorney Search Committee (Crook)
Narrowed down to two attorneys. Meeting with attorneys imminent.

Settlement Committee (Scudder)
Meeting for purposes of getting together with attorneys to discuss negotiations for settlement.

Newsletter Update (Everett)
Everett indicates that the newsletter is not coming along. Still talking to Peel, Inc.

Treasurer's report (Crook)
In Charles Crook's absence, President Chris Scudder indicates that he is unable to secure most recent figures due to this meeting being scheduled so early in April, haven't received most recent statement from bank as of yet. Also indicates that balance statement is available from last meeting.

7. Public Comments or Questions if moved from beginning of session.
Merry Merrian comments that she would like to see animosity put aside between past board members and other members.
8. Adjournment
Merry Merrian moves to adjourn, Dottie Sweeton seconds – Meeting adjourned at 11:20 a.m.