

WOODCREEK PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 9, 2013

Vice President Sally Caldwell called the meeting to order at 7pm. A quorum was determined to be present at the call to order.

Board members present were: Sally Caldwell, Merry Merian, Chris Scudder, Emory Jones, Charles Crook, Diane Purcell and Cullen Davis. Board members absent were Liz Sumter and Dottie Sweeton.

The Pledge of Allegiance to the Flag was recited.

There were no announcements.

There were no general public comments.

Vice President Caldwell requested that the board move up the executive session to the next agenda item in order to accommodate the realtor and consider the two lot bids. There being no objection the board prepared to enter into executive session. Julie Harris of ReMax Realty asked to speak to the board prior to executive session. She explained the conditions of the sale and told the board a little about the buyers. She stated that they were bidding \$3,000 per lot since there was no guarantee that lots had utilities available at this time. She also stated that the buyer's agent was on the phone to relay any board questions or the board decision to the buyers. Chris Scudder asked if there was paved access to the lots and where were they located. The lots locations were pointed out to the board.

The board went into executive session at 7:08pm to discuss the sale of lots 45 & 54, located in section 12, Woodcreek North. The board came out of executive session at 7:16pm. A motion was made by Sally Caldwell and seconded by Charles Crook to accept the bid by Julie Harris on lots 45 & 54, Section 12 with the provision that the buyer pays the title insurance. Caldwell, Merian, Jones, Crook, Purcell and Davis voted yes. Scudder voted no. The motion passed. Julie Harris reported back to the board that the buyers had accepted the board's offer as presented.

Action items:

1. Discussion was held to approve the February 20 BOD minutes. Since the secretary had not received any amendments to the minutes until the meeting the board tabled the review and approval of the Feb 20 minutes until the June meeting. The April 11 and April 15 minutes were discussed. Charles Crook moved and Emory Jones seconded the motion to approve the minutes as presented. The motion passed unanimously.

2. Discussion was held concerning the request to purchase a lawn mower not to exceed \$300.00. Charles Crook moved and Diane Purcell seconded the motion to allow Bill Bradfield to purchase a lawn mower for maintenance use for an amount not to exceed \$300.00. Caldwell, Merian, Jones, Crook, Purcell, and Davis voted yes. Scudder voted no. The motion passed.
3. Discussion was held to approve payment of additional equipment rented by Sanders to finish the chip and shredding in April. Chris Scudder moved and Cullen Davis seconded a motion to not pay for the additional equipment rental incurred by Sanders due to the breakdown of his equipment during the chip and shredding. The motion passed unanimously.

#### Committee Reports:

##### Treasured report/Internal Audit Committee report/Audit report:

Chris Scudder reported on the financial report submitted by the accountant. A written report is included with the minutes. Audit committee reported that the auditor has been paid \$8700.00 to date. The audit is progressing well and the committee will present the findings to the board when the audit is complete.

##### Parks Committee Report:

Charles Crook reported that he has identified two issues concerning the existing and proposed parks. The children's park needs to be cleaned. Also he stated that several property owners had stated to him that they do not see any need to build walking trails when the golf cart trails are available for use as walking trails. Charles said that he thought it would be an economical use. Several board members pointed out that the WPOA does not own or have permission to use the golf course trails. These belong to WSP and any unauthorized use of them is trespassing. Charles suggested that the board talk to Mr. Porterfield about the use of the golf course trails. The board members declined stating that if any one wishes to use the trails they would have to ask permission on an individual basis. Sally suggested that the WPOA develop our own walking trails. Emory Jones volunteered to ask Hays County about possible funds for trail development. Charles will develop a cost estimate. The committee has not had a formal meeting yet.

##### Road Committee Report and Aqua Texas/CAS Road Damage Report:

Chris Scudder reported that Harris has finished paving some roads however there may be some additional bills for El Camino Real due to the county requesting some additional edge work.

Cullen Davis reported that he, Merian and Bradfield attempted to attend the second meeting between Hays and Aqua/CAS. The WPOA and Jerry Bourchering were the only ones to attend. The meeting was called off.

##### ACC Committee Report:

Cullen Davis reported on the ACC. The ACC has approved several new home permits and out building permits in the past month. Any complaints or deed restriction violations have been investigated and responded to as needed.

WPOA lot Sale Policy Committee Report:

Chris scudder reported that the committee has not met.

Subcontractor RFP for Maintenance Duties Committee Report:

Chris scudder reported that the committee has not met.

Website Review Committee Report:

Charles Crook requested that the committee report at the June meeting.

Executive Session:

The board met in executive session at the beginning of the BOD meeting to discuss and approve the sale of lots.

Charles Crook discussed the current litigation between WPOA/WSP. At the beginning of the discussion Vice President Caldwell announced that the board would have to recess and go into executive session to discuss all pending litigation.

The board went into executive session at 8:02pm. The board came out of executive session at 8:15pm. Charles Crook moved and Chris Scudder seconded a motion for the board to appoint two additional board members to negotiate, along with Liz Sumter, the current litigation between the WPOA and WSP. Charles Crook and Chris Scudder voted for the motion. Sally Caldwell, Merry Merian, Emory Jones, Diane Purcell, and Cullen Davis voted against the motion. The motion failed.

There being no further business the meeting adjourned at 8:16pm.

Respectfully submitted Merry Merian, secretary