

WOODCREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 11, 2013

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

Board members present were: Liz Sumter, Merry Merian, Charles Crook, Emory Jones, Chris Scudder and Dottie Sweeton.

Board members absent were: Cullen Davis, Diane Purcell and Sally Caldwell.

The Pledge of Allegiance to the Flag was recited.

There were no announcements.

Action Items:

1) Discussion was held to approve the 02/20/13 and 03/14/13 meeting minutes. The minutes for the 02/20/13 meeting were moved to later in the meeting to allow for further discussion.

Liz Sumter moved that the 03/14/13 meeting minutes be approved. Charles Crook seconded. The motion passed unanimously.

2) Discussion was held on the adoption of the Collection of Unpaid Assessments Policy and Procedures. Liz Sumter moved for adoption of the policy. Merry Merian seconded. Motion passed unanimously.

3) Discussion was held to ratify acceptance of gravel and stump removal from Michael Boss. Dotty Sweeton moved that MR. Boss's offer be accepted. Harles Crook seconded. The motion passed unanimously.

4) Discussion was held to authorized payment of \$4500.00 for extras along El Camino Real, Eagle Rock subdivision, to Harris Roads. Liz Sumter moved that the extras be approved not to exceed \$4360.00. Dottie Sweeton seconded. The motion passed unanimously.

5) Discussion was held to accept Hays County's estimates for roads to be dedicated to the county. The estimate was \$100,000.00. Dottie Sweeton moved that the item be referred to the Road Committee. Charles Crook seconded. The motion passed unanimously.

Committee Reports:

Treasurer report: Chris Scudder read his written report.

Internal Audit Committee report/Audit Report: The audit may be completed ob May '13. Janelle Delaney was commended for her excellent assistance with the audit.

Chris Scudder recommended doing away with the audit proposal committee and the Internal Audit Committee. Mr. Scudder will put the recommendations on the May BOD meeting agenda.

Parks Committee report: Charles Crook said that several members had expressed interest in the proposed parkway. Use of the existing golf course pathways was discussed. Charles spoke to the need to have a survey of the creek bed to prevent trespassing on private property by the proposed parkway. Charles stated that his parks committee had not met as of this meeting. Liz recommended that his committee meet and discuss questions raised concerning the liability issues and proposed layout of the parkway.

Bylaws Committee report: Liz Sumter informed the board that a June 8, 2013 town meeting is scheduled to present the proposed bylaws changes to the general membership. All proposed changes will be posted on the WPOA website before the meeting. There will be a final town hall meeting in October to present the bylaw changes.

Road committee report and Aqua Texas/CASS Road Damage report: Chris Scudder did not have any report on Aqua/CAS at this time. A written road report was handed out.

ACC report: Cullen Davis was not present. There was no verbal report at the meeting.

WPOA Lot Sale Policy Committee report: No report. Chris will have a report for the board in May.

Subcontractor RFP for Maintenance Duties committee report: The committee is in process.

Website Review Committee report: Diane reported that the Committee has not met yet.

The minutes of the 02/20/13 meeting were discussed. Chris Scudder had several additions and corrections to the minutes. Liz suggested that any possible action on the minutes be postponed to the May BOD meeting and that Chris send any additions and corrections to the minutes to Merry for inclusion and possible action at that time. The board approved the postponement unanimously.

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

A video recording of the entire meeting is available for review by the members at the WPOA office.

Respectfully submitted Merry Merian, secretary