

WOODCREEK PROPERTY OWNERS ASSOCIATION  
SPECIAL CALLED MEETING MINUTES  
February 19, 2014

BOARD MEMBERS IN ATTENDANCE:

President Chris Scudder  
Vice President Dottie Sweeton  
Secretary Victoria Welsh  
Treasurer Charles Crook  
Board Member Liz Sumter  
Board Member Terry Everett  
Board Member Emory Jones

Board Member Will Ammons was not in attendance

6:00 p.m. Meeting called to order – President Chris Scudder

**AGENDA:**

President Chris Scudder calls for approval or discussion about agenda

**Approval of Agenda**

Agenda approved

No's: Terry Everett

Liz Sumter due to the board voted for 3<sup>rd</sup> Wednesday at 7 p.m. the President does not have independent power or authority to change a board vote

**Executive Session to meet with WPOA attorney regarding lawsuits.**

**Summary of Executive Session, if any.**

- 1. Discussion and possible action to approve minutes from January 29<sup>th</sup> meeting and February 5<sup>th</sup> meeting. (Welsh)**

January 29<sup>th</sup> meeting minutes tabled until next meeting in March to listen to tapes for accuracy.

February 5 meeting minutes – Scudder moves to approve, Sweeton Second. Motion carries.

2. **Discussion and possible action to *President Chris Scudder adds: to accept the resignation of Will Ammons and to fill unexpired director terms of Sally Caldwell and Will Ammons with Duane Redus or Judy Fountain. (Sweeton, Sumter)***
  - a. **Judy Fountain nominated by Liz Sumter**
  - b. **Duane Redus nominated by Dottie Sweeton**

Homeowner Mike Peterson comments that if one board member could not serve he feels that in this situation it would be appropriate to give the board position to the 4<sup>th</sup> most votes.

President Chris Scudder moves to accept Will Ammons resignation of his unexpired term and to fill unexpired director terms of Sally Caldwell and Will Ammons – Charles Crook Seconds, motion carries.

Vice President Dottie Sweeton moves to appoint DuAnne Redus to replace Sally Caldwell’s remaining term of one year and Judy Fountain for the a 3 year term to replace Will Ammons. Charles Crook Seconds, motion passes.

3. **Discussion and possible action concerning retaining David Junkin as our attorney until a new one is hired. (Everett)**

David Junkin indicates that there is a trial set in a tax lien proceeding on March 26. He also indicates that he doesn’t think we need very much help in the litigation area.

Terry Everett clarifies that he didn’t mean to use the phrase “retaining” but he intended to ask if David would assist in the transition to new attorney.

David Junkin indicates that he is willing to help with the transition in any way he can.

**4. Discussion and possible action concerning the hiring of an office manager. (Everett)**

Treasurer Charles Crook moves to approve contract to hire new office manager, retroactive to February 17, Vice President Dottie Sweeton seconds. Motion Carries. Donna Wright is hired as Office Manager, retroactive to February 17.

**5. Discussion and possible action concerning WPOA endorsement for Neighborhood Watch programs. (Everett)**

Terry Everett moves that WPOA endorse members forming neighborhood watch program. Vice President Dottie Sweeton Second, motion carries.

**6. Discussion and possible action concerning updating the WPOA bylaws to the Texas Property Code. (Everett)**

Terry Everett discussed how we can go about updating by-laws. No action needed.

**7. Discussion and possible action to purchase 3 signs reading "Caution Two Way Traffic" not to exceed \$500.00. (Crook)**

Vice President Dottie Sweeton moves to buy 3 signs that say "Two way traffic" not to exceed \$500.00 to be approved pending the approval of the 2014 Budget.

**8. Discussion and possible action regarding insurance. (Scudder)**

Vice President Dottie moves to accept the liability and general liability policies to accept both insurance policies, declining the terrorism coverage.

DuAnne Redus Seconds, Motion carries.

**9. Discussion and possible action to approve proposed budget to go to members meeting on February 22, 2014. (Crook)**

Treasurer Charles Crook moves to approve budget – Vice President Dottie Sweeton seconds, motion carries.

**10. Committee updates:**

**ACC Report (Sweeton)** – Working on 6 complaints and 3 new home permits and 1 permit for fence.

**Roads Report (Crook)**

Treasurer Charles Crook indicates that the pot hole on Woodcreek drive at dam has been filled.

President Chris Scudder discusses that the County wants an additional \$28k for road to be acceptable to be turned over to the County.

**Parks Report (Everett)**

Meetings every first Tuesday of the month at 10:30 a.m. at Terry Everett's house – Issuing Yard of the Month for February  
127 Silent Moon Circle

Got bid on the maintenance on parks

Fix Lights at Eagle Rock – coming out of current budget – contact PEC to reset meter

**Attorney Search Committee Report (Ammons)**

Terry Everett – list of attorneys – wants to do phone interviews, and face-to-face interviews, may need to call special meeting, Secretary Victoria Welsh agrees to assist in this endeavor.

**Audit Committee Report (Crook)**

Treasurer Charles Crook suggests to have a list of checks attached to the report.

**Newsletter Update (Everett)**

Terry Everett – Everyone late on getting articles to Peel, Inc.

**Treasurer's report (Crook)**

Treasurer, Charles Crook goes over entire report line by line.

**Moving into Executive Session at 6:59 p.m.**

**Out of Executive Session at 8:16 p.m.**

General Meeting back in session at 8:21 p.m.

**Summary of Executive Session:**

Update and overview on all current lawsuits from new attorney, Bill Davis.

**AGENDA ITEMS FOR NEXT MEETING:**

**Committee Members Added to ACC be approved by Board.**

**Road Committee be Approved**

**Search Committee**

**Add DuAnne Redus to ACC Committee**

**Discussion to approve payment of Constant Contact for entire year to receive 25% discount.**

**Discussion to approve newsletter committee**

**Vice President Dottie moves to adjourn, President Chris seconds – meeting adjourned 9:09 p.m.**