

WOODCREEK PROPERTY OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
March 19, 2014

BOARD MEMBERS IN ATTENDANCE:

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

7:00 p.m. Meeting called to order – President Chris Scudder

Brook Johnson 207 Pleasant Valley addresses the Board regarding the fence they built.

Mr. Bradfield addresses the Board regarding a lot that he is trying to sell that has Doe Valley Lien on it. The title company told him that it would cost \$3,000.00 to have the liens removed. Needs help getting money back (\$2,000.00) back from his purchase of lot he bought from WPOA. Vice President Dottie Sweeton said she would look into that.

**Announcements:**

Liz Sumter: General meeting April 12 is same time of Wimberley Pie Social. Liz will be late, if at all, to the general meeting.

**Approval of minutes from previous meetings 1.29.14 and 2.19.14.**

Moved to end of meeting.

**AGENDA ITEMS FOR NEXT MEETING:**

Chris Scudder—Putting list together notifying homeowners of office closings, holidays, etc.

Terry Everett action item to investigate lot on lot 115 Pleasant Valley, owners agreed to sell WPOA lot for \$750.00.

Purchasing more chairs for homeowners to sit in during board meetings.

Dottie Sweeton: Move location of office.

## **APPROVAL OF AGENDA**

Vice President Dottie Sweeton moves to approve the agenda, DuAnne Redus seconds, motion carries.

### **1. Discussion and possible action to appoint a registered agent for the Woodcreek Property Owners Association of Hays County. (Sumter)**

Charles Crook moves to nominate President Chris Scudder as Registered Agent, Dottie Sweeton seconds, motion carries.

Charles Crook amends his motion to nominate and instead makes motion to ratify President Chris Scudder being Registered Agent, DuAnne Redus seconds, motion carries.

### **2. Discussion with George Petras, Insurance Attorney. (Sumter \*May have to be in executive session.)**

Moved to Executive Session.

### **3. Meeting with WPOA Attorney (Crook)**

Moved to Executive Session

### **4. Discussion of Committee Responsibilities**

Terry Everett suggests

Vice President Dottie Sweeton wants to create a committee to work toward settlement, Chris, Charles, Judy and DuAnne to work with attorneys and get lawsuit settled.

Discussion: Terry Everett, will that committee then represent the Board and for all decisions?

Vice President Dottie Sweeton: This committee will bring any settlement information to the Board for ratification.

Vice President Dottie Sweeton moves to approve motion for new committee to make list of responsibilities for all committees, as well as board members; Treasurer Charles Crook seconds, motion carries unanimously.

## **5. Committee Reports:**

### **ACC Report (Sweeton) –**

Dottie Sweeton brings the attached documents to be used for notifying anyone in violation of any restrictions. Also created a document that lists the fees and coming up with a spreadsheet with categories to make easier to understand restrictions for each section. Wants to have all posted on website and in the office to let homeowners' know what the restrictions are for their particular section.

### **Roads Report (Crook)**

Charles inquires about signage, meeting coming up with Commissioner, Charles indicated that Mr. Tate did survey of neighbors regarding 15mph for LaToya Street. Road committee meets the last Tuesday of each month. Also has had queries about flooding. What is policy? Who is responsible for that? Terry Everett indicates that Bill (previous employee of WPOA) did some work on that; however there's nothing to prevent floods.

President Chris Scudder indicates that he spoke with the county road engineer regarding repairing road at private bridge on Woodcreek Drive.

Terry Everett indicates that he took posts and polls and put them in storage facility.

### **Parks Report (Everett)**

Added Emory Jones to Committee; made announcements for yard of the month. He and Chris met with Winton Porterfield to see what work can be done in the parks department. Working on brush piles and Winton volunteered to have that done. WSP took care of the large brush piles on Crazy Cross Road and Pleasant Valley. Terry Everett met with some neighbors and worked in neighborhood. Terry Everett

will have another meeting on April 1. Chipping and mulching set on April 14-16 to be done by Doug Saunders. Create list to verify homeowners' current on dues.

Dottie wants to see Parks committee to drop the provision of dues being current. Terry will check on that and see if there is a problem or not with payment of dues.

Hourly fee: \$85.00 – over three days.

### **Treasurer's report (Crook)**

New aspect of report, added a list of payments made including Wells Fargo Checks, prepaid visa payments and Blanco Bank Checks.

Terry did not put in parks committee budget funds for water.

### **Attorney Search Committee (Crook)**

Charles has narrowed it down to 3 attorneys and will ask 2 to come for interview.

### **Audit Committee (Crook)**

Has nothing to report as of yet and explains that we would like to have someone looking at the books other than just the board members, to verify checks going out, etc. An internal audit is required to be performed every quarter.

Dottie Sweeton moves to approve committee reports, Judy Fountain Seconds, motion carries.

One year subscription of Constant Contact – unanimously carried.

Newsletter update:

Terry Everett – will not have newsletter beginning of April, difficult to deal with company. Terry Everett suggests to use a blog to get information to homeowners. DuAnne Redus offers to assist in working on Constant Contact.

## **6. Question and answer session (Scudder)**

Ms. Tate: Question regarding landscaping contractors.

Terry Everett: In the process of taking bids.

Question regarding homeowners that don't have email or are not on the list how to handle. Chris indicates that that would be good to have in a newsletter.

**President Chris Scudder moves to have meeting go to Executive Session at 8:05 p.m.  
Out of Executive Session: 9:10 p.m.**

**Executive Session Summary:** Discussion with attorneys regarding status of lawsuits.

**Meeting adjourned at 9:15 p.m.**