

WOODCREEK PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING MINUTES
July 12, 2014 10:00 am
Wimberley Community Center -- Blanco Room

BOARD MEMBERS IN ATTENDANCE:

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

Members not in attendance:

Liz Sumter
DuAnne Redus
Terry Everett

Call to order – 10:01 a.m.

Public Comments:

Mr. Bradley inquires about the Doe Lot to go before board next board meeting agenda.

Announcements

WPOA & Wimberley Springs have settled dispute with Settlement Agreement filed with the Court.

Dottie – Dumpster Day success – new dates to come.

New Business to be added to next members meeting -- None

Approval of Agenda

Dottie moves, Judy seconds motion carries.

1. Discussion and possible action to approve the minutes from April 12th meeting. Welsh

Dottie moves, Judy seconds motion carries.

2. Discussion and possible action regarding settlement and bylaws Article I 1.04c. Scudder

Did not amend deed restrictions through settlement agreement and no action will be taken, there are no violation that exists.

3. Discussion and possible action regarding settlement and bylaws Article 2 2.03. Scudder

Regarding Voting Rights: One Lot, One Vote – Section in Bylaws that says one vote needs to be rectified. Legal issues involved in the process of amending the Bylaws and will be turned over to the new attorneys. No action to be taken

4. General Update on current state of WPOA. Scudder

Lawsuit settled between WPOA and Wimberley Springs, the individuals who have filed countersuit against Wimberley Springs has no effect on said settlement.

Dumpster day huge success – three full dumpsters hauled off.

Parks are developing well, pavilion plans being made, Eagle Rock entrance being updated, entrance at Woodacre/Jacobs Well and Pleasant Valley/Jacobs Well, Wimberley Springs will be installing limestone similar to WS entrance. Wimberley Springs will be taking care the landscaping of entrances.

Verizon telephone boxes removal at Crazy Cross Road – Wimberley Springs granted easement to have boxes to be moved back 50-60’.

Invitation to see new office.

Road repair at Golf Crest and Pleasant Valley. To be addressed by County and Crook has contacted them for those repairs. Currently focusing on road repair and turning over to County.

5. Committee Reports:

ACC Committee Sweeton – 10 Sections plus Eagle Rock have separate Deed Restrictions and all are different. Spreadsheets created for Deed Restrictions, Permits and Complaints that will be available for members to access at the office. Cooperation with Wimberley Springs made possible and went so smoothly. Request for homeowners to post permits. Issued new construction homes permits in May equal to the entire year 2013. Meeting 2nd Wednesday of each month beginning at 5 p.m. at the office.

Parks Committee - Emory Jones – Meet first Tuesday of each month 127 Silent Moon Cir at 10:30 a.m.

Making yard of the month selections each month – winner receives gift certificate. Mowing and maintenance by Hillco Trees every two weeks. No update about purchasing two lots is in process. Footers in place at entrances. Trash pick-up continued by Everett at Morrow Park and Mt. Baldy, clearing cedar at Morrow Park. County has a naturalist that came out and gave us some very useful information about Morrow Park and the surrounding area. Playscape at Morrow Park suggested to be moved to back section and proposing to construct pavilion where playscape is now. Eagle Rock entrance shut down due to leaks. Looking into running new line to entrance. County Master Naturalist will assist in decision making regarding parks. Eagle Rock work day on June 28, brush and dead vegetation was removed. Working on clearing cedar at Morrow Park. Replacing picnic table seats and tops. Lots to be acquired will expand Morrow Park making it bigger and better. Landscaping repairs at

Fallbrook Park, working with WSP regarding lots in that area to construct walk/jogging/bike trail.

Chipper will be available in fall. Parking problem at Jacobs Well Natural Preserve – complaining to County, Constables.

Roads Committee - Crook – Flood control: Some homes having flooding problems. County officials have been contacted to correct flood problem. We have no authority to attempt to correct roads. Contacted county regarding mowing on pleasant valley. New speed limit signs on La Toya road. Culvert problems with homeowners being addressed.

Contact County, Sheriff Dept. to place officers at that street to monitor.

Treasurers Report given by Charles Crook: switched to QuickBooks. Been audited several times by tax authorities.

Settlement Committee given by Chris Scudder: Lawsuit settled between WPOA and Wimberley Springs, the individuals who have filed countersuit against Wimberley Springs has no effect on said settlement. Committee is disbanded and done. Insurance company will be contributing to the monetary settlement. Chris Scudder moves to dissolve the Settlement Committee.

Attorney Search Committee Crook – Down to two attorneys, after Wednesday's board meeting.

Adjournment

Victoria Welsh moves to adjourn – Dottie Sweeton Seconds adjourned 12:03p

Items to be added to Board Meeting Agenda:

Mr. Bradfield to discuss the lot he owns in the Doe Lot purchased.

