

WOODCREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 14, 2013
MINUTES

President Sumter determined that a quorum was present. The meeting was called to order at 7pm.

Members present were Liz Sumter, Emory Jones Charles Crook, Diane Purcell, Cullen Davis, Sally Caldwell, Chris Scudder and Merry Merian.

Member(s) absent were Dottie Sweeton.

Pledge of Allegiance was recited. There were no announcements.

General Public Comments:

Richard Sullivan spoke concerning the actions of the board at the last two board meetings. He was upset with the actions of the board.

Action items:

- 1) Discussion was held concerning approval of the February 14 minutes. The minutes were amended to state that there are audio and video recordings of meetings available at the WPOA office for members to review. Charles Crook moved to approve the minutes as amended. Chris Scudder seconded. The minutes were passed as amended.

Discussion was held concerning the February 20 Special Called meeting minutes. Sally Caldwell moved to approve the minutes. There being no second the motion failed. The minutes will be held until the April 9 BOD meeting. President Sumter asked all board members to send any corrects to Merry Merian prior to the meeting.

- 2) Discussion was held concerning possible action to adopt the BOD Conflict of interest and Board Member ethics Policy and Procedures. Liz Sumter moved to adopt the policy. Sally Caldwell seconded. The motion passed with one opposed. Chris Scudder voted no.
- 3) Discussion was held concerning possible action to remove Chris Scudder's authority to sign checks at Blanco and Wells Fargo banks and appoint another board member. Liz Sumter moved that Chris Scudder be removed and Sally Caldwell be appointed to sign checks at both banks. Chris Scudder seconded. Motion passed.

- 4) Item 4 discussion and possible action to appoint Donna Hathway to the Roads committee was pulled.
- 5) Discussion was held concerning possible action to appoint Cullen Davis to the Parks and Facilities committee. Sally Caldwell moved that he be appointed. Liz Sumter seconded. The motion passed.
- 6) Discussion was held concerning possible action to ratify payment of \$1200.00 to Harris Roads for work done on Ridgewood Circle. Liz Sumter moved that the Payment be approved. Charles Crook seconded. The motion passed.
- 7) Discussion was held concerning possible action to adopt the Collection of Unpaid Assessments Policy and Procedures. No action was taken. The policy will be held for further discussion at the April 9th meeting.
- 8) Discussion was held concerning possible action to approve Status Report Foreclosure List as of February 25, 2013. Cullen Davis moved that the report be accepted. Sally Caldwell seconded. The motion passed.
- 9) Discussion was held concerning possible action to approve Green Space Beautification Project for the Country Cabins. Chris Scudder moved that we go forward with getting a design and design estimates and that the board accept the VOPA contribution of \$500.00. Merry Merian seconded. The motion passed with two abstentions. Diane Purcell and Sally Caldwell abstained.
- 10) Discussion was held concerning possible actions to approve contractor for chipping and shredding services in April. Charles Crook moved that he get bids for chipping and shredding services. Charles will review and award bid. Chris Scudder seconded. Motion Passed.
- 11) Discussion was held concerning possible action to purchase No Outlet signs for appropriate roads and to install on existing posts. No motion was made. The item will be referred to the Road committees to determine what the TXDOT requirements are and will be reported back to the board at the April meeting.
- 12) Discussion was held concerning possible action to form a committee for the purpose of reviewing and offering recommendations about the WPOA website. Charles Crook introduced Danna Hathway who spoke on website development. Liz Sumter moved that Charles Crook will form a committee look at redevelopment of the WPOA website. Sally Caldwell seconded, Motion passed. Charles Crook will chair the committee with D. Sweeton, D. Purcell and D. Hathway serving as committee members.

Committee Reports:

Treasurer report: Chris Scudder gave the report. See attached report.

Parks Committee report: Charles Crook gave the report. He and Emory Jones need feedback on Pleasant Valley to Morrow Park proposed walking trail. They need feedback from property owners to see if the members want the proposed walking trail.

Bylaws committee report: Liz Sumter reported that the revisions should be completed by the next month. She will set a meeting date for review by the general membership in June next month.

Road report: Chris Scudder reported that the road committee has not met yet. He will report after the committee meets. ON March 25 the committee is scheduled to meet with the county on roads. He will have an estimate on the road repair costs next month.

ACC committee: Cullen Davis reported on permits approved and complaints received. A list of complaints is attached. The biggest complaint is barking dogs.

Workshop Item:

President Sumter introduced a representative of DeMasters Daniel Insurance. She gave a review of the D & O insurance policy that the WPOA board has taken out.

Executive session:

The board entered into executive session at 8:45pm.

The board exited executive session at 8:57pm.

There was no action taken in executive session.

There being no further business before the board the meeting was adjourned at 9:00pm.

A vided recording of the meeting in its entirety is available for review by the members at the WPOA office.

Respectfully submitted by Merry Merian, secretary.