

Woodcreek Property Owners Association Board of Directors Meeting

May 9, 2013
7:00PM
WPOA Office
15401 RR12, Suite 109

AGENDA

Call to Order

Pledge of Allegiance to the Flag

Announcements

General Public Comments - *Please submit a speaker request form to the Secretary prior to Call of Order. Public Comment is limited to 3 minutes.*

ACTION ITEMS

1. Discussion and possible action to approve February 20, April 11 and April 15, 2013 minutes – **MERIAN**
2. Discussion and possible action to purchase a lawn mower not to exceed \$300.00 - **MERIAN**
3. Discussion and possible action to pay for equipment rental for chip and shredding completed in April by Sanders Landscape Services – **CROOK**

COMMITTEE REPORTS

Treasurer Report/Internal Audit Committee Report/Audit Report – **SCUDDER**

Parks Committee Report – **CROOK**

Road Committee Report and Aqua Texas/CAS Road Damage Report – **SCUDDER**

ACC Committee Report – **DAVIS**

WPOA Lot Sale Policy Committee Report – **SCUDDER**

Subcontractor RFP for Maintenance Duties Committee Report – **SCUDDER**

Website Review Committee Report – **CROOK**

EXECUTIVE SESSION

Discussion of sale of two lots. Possible action may follow - **CALDWELL**

Report of actions taken in Executive Session

The Board may announce it will go into Executive Session, if necessary, to discuss matters of land acquisition, sale of land, litigation, personnel matters and consultation with Legal Counsel as specifically listed on this agenda.

ADJOURNMENT

Item #1

WOODCREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
SPECIAL CALLED MEETING

February 20, 2013
6:30 PM
WPOA Office

After determining that a quorum was present President Sumter called the meeting to order at 6:35pm.

Directors present were: Liz Sumter, Sally Caldwell, Merry Merian, Diane Purcell, Charles Crook, and Chris Scudder.

Absent were: Emory Jones, Cullen Davis and Dottie Sweeton. Dottie Sweeton arrived at the meeting at 7pm and was recognized as present.

Discussion was held concerning the adoption of a policy regarding Compliance with Internal Revenue Service Form 990 Guidelines as it relates to the sale of WPOA real property.

The purchase of lots owned by the WPOA, by property owners, was discussed.

President Sumter told the board that all future 990's will be shared with the board prior to filing with the IRS.

Sally Caldwell moved to approve the policy as presented by Sumter and sent out to the board prior to the meeting. Merry Merian seconded the motion.

Discussion on the motion was held. Sumter, Caldwell, Merian and Purcell voted to accept the policy. Scudder, Crook and Sweeton voted no. The motion passed.

The meeting was adjourned at 7:10pm.

A video and audio recording of the meeting in its entirety is available for viewing by the members in the WPOA office.

Respectfully submitted: Merry Merian, secretary.

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

WOODCREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS EMERGENCY
MEETING
April 15, 2013

President Sumter called the meeting to Order at 7pm.

Board members present were: Liz Sumter, Sally Caldwell, Merry Merian, Chris Scudder, Charles Crook, Diane Purcell and Dottie Sweeton.

Board members absent were: Emory Jones and Cullen Davis.

The meeting was recessed and called into executive session at 7:01pm to discuss Frankmann, WSP and WSCA legal issues.

Executive session was exited and the meeting was called back into session at 7:23pm.

No action was taken in executive session.

Action Item:

Discussion was held to approve April 20, 2013 General Membership Meeting agenda. Chris Scudder and Dottie Sweeton requested items to be added to the agenda. Discussion was held on requested items.

Sally Caldwell spoke on agenda item must be specific. Sally moved that the agenda be accepted. Merry Merian seconded. Merian, Caldwell, Sumter and Purcell voted yes, Scudder, Crook and Sweeton voted no. Motion passed.

Meeting was recessed and called back into executive session at 7:41pm to discuss legal issues that the discussion raised concerning WSP/WSCA litigation. Executive session exited and meeting resumed at 7:45pm. No action was taken in executive session.

Meeting was adjourned at 8pm.

A video recording of the meeting is available in the WPOA office for the membership to review.

Respectfully submitted Merry Merian, secretary

Item #3

Sanders Landscape Services

P.O. Box 1293

Wimberley, Texas 78676

512.847-3648

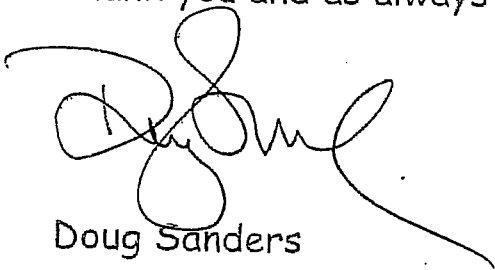
512.748-6623

ddswimbtx@earthlink.net

Janelle,

I think I told you by phone but I suffered an equipment failure with my chipper when we were doing the chipping for the POA. Rather than holding up progress, I rented another chipper from Wimberley Rentals while my machine was in the shop. Unfortunately my machine was not repaired in time to complete the job so I incurred an additional expense of \$595.38 for the rental. Realizing that this was my decision alone, I hate to ask the POA for additional funds without prior approval but will do so. If you feel comfortable making this request in my behalf I would appreciate any consideration for a full or partial refund. If however you feel this is too much to ask of the POA then so be it and I will accept your decision without hesitation.

Thank you and as always I appreciate the business.

A handwritten signature in black ink, appearing to read 'Doug Sanders', with a long, sweeping underline that extends to the right.

Doug Sanders

3 May 2013