

WPOA BOARD MEETING

3206 Lakepine Cir

May 13, 2021

Meeting Minutes

- I. Attendees Present:
Board Memebers: Jack Balko, Owen Sanderson, Stacy Fogle, Mike Groscup, Chris Pulliam, Melinda Weedon, Patricia Glass
Non board Members: Mike and Donna Metke, Jimmy Harris, Gary White
- II. Call to Order: President Jack Balko at 6:40 PM
- III. Secretary's Report: (Owen Sanderson):
Minutes of the March 11, 2021 meeting had been provided via email to board members by Secretary Owen Sanderson. Without objection, the minutes were approved. Chris Pulliam called for a motion to certify text and email votes: 1) Roofing Labor on pumphouse and bridge, 2) New signs for pool and tennis court areas. Patrica Glass 2nd the motion, Motion Passed.
- IV. Treasurer Report (Stacy Fogle):
Stacy presented the Treasurer's Report for March and April, 2021;
A copy is attached to the minutes. Without objection, the Treasurer's Report was approved. Jack presented an updated Delinquent Dues Status Report; a copy is attached to the minutes.
- V. Lake & Common Grounds Report (VP Michael Groscup):
Mike presented the Lake & Common Grounds Report;
A copy is attached to the minutes. Major items accomplished since the last meeting: The sprinkler system pump was repaired and installed, broken sprinkler system lines were repaired, New fence and enlarged the area around the pool filtration system to store the lawn tractor, all sidewalks around the lake have been repaired/replaced, one dead tree was removed, new shingles were placed on the pumphouse and bridge. Mike submitted expenditures for new front tires and a battery for the lawn tractor. Mike informed the committee that the West end of the lake and West silt pond were starting the show signs of Alligator grass. Jack asked Mike to look into lowering the lake to spray with herbicide. Melinda requested that we look into trimming the foliage growing along Calloway Rd. Mike will contact our lawn service to trim the trees and bushes in that area. Without objection, the Lake & Common Grounds Report was approved.
- VI. Recreation Facilities & Security Report (VP Chris Pulliam):
Chris presented the Recreation Facilities & Security Report;
A copy is attached to the minutes. Activities since the last meeting: pool appears to be in great shape, no leak was detected during the March 13th inspection, the pool maintenance company is checking the pool twice a week. No workday is required thanks to Jack for updating and repairing the bathroom prior to its opening. Projects completed since the last meeting; the tennis court lighting (blubs) were replaced and now operational, New signs for the pool and tennis court areas, Ongoing projects: repairs to the existing fence around the pool areas in preparation to be sandblasted and painted, proposed plan to purchase new windscreens and basketball goal for the tennis court area (See new business) Without objections, the Recreation Facilities report was approved. A discussion was had to address the members via email and provide signage regarding the pool dress code.
- VII. Architectural Control Report (VP Melinda Weedon):
Melinda presented the Architectural Control Report;

A copy is attached to the minutes.

Melinda is working on drafting changes to the Covenants and By-law committee. A discussion was had regarding members who park cars on the street (particularly in circle drives) causing access issues for other residences. Without objections, the Architectural Control report was approved.

VIII. Social Activities Report (VP Patricia Glass):

Patricia's report from the Social Activities committee was presented;

A copy is attached to the minutes. Without objections, the Social Activities report was approved.

IX. Unfinished Business:

Board members who have not completed their review of the by-laws and covenants should complete them and send them to Melinda. The Covenants and By-law committee should have their suggested changes prepared to present to the board for a vote by the July meeting.

Jack presented a budget status and projections on proposed projects to year-end. Because we do not plan to dredge the lake and silt ponds this calendar year, due to the ongoing construction on Callaway Road we are currently under budget with available funds for additional projects.

Discussions were had regarding the location/purchasing/fencing as it pertains to the proposed playground. Prior to the board voting, members Mike and Donna Metke, and Jimmy Harris voiced their concerns regarding the location and how that might affect their homes, as well as liability issues associated with a POA Playground. Previously the board had questions regarding the necessity to meet OSHA and ADA requirements if the POA was to implement a playground. Jack Balko presented a brief statement from a conversation he had with our Attorney Matt Thigpen (copy attached to the minutes). Owen Sanderson presented several playground sets from the "Tree Frogs" Wooden Swing Set catalog. After a brief discussion Patricia Glass made a motion to purchase Set #18 w/ fall protection zone installed by a certified installer, Chris Pulliam 2nd the motion, the motion passed.

Further discussion was had regarding the location of the playground. Owen Sanderson presented a plan to locate the playground near the tennis courts. No consensus could be formed between the board members as to the exact location. To rule out one location, Patricia Glass called of a motion to NOT place the new playground equipment inside the existing pool fencing (which would require a new fence to separate the playing areas from the pool area), Stacy 2nd the motion, the motion failed to pass when Jack Balko broke a 3-3 tie by voting No, allowing for all proposed locations to remain on the table until further informing could be attended. Jack called for a site meeting by the tennis courts Monday, May 17th at 6:30 Pm to review each location in person and to make a decision. (At the time of the drafting of these minutes the called meeting was not able to take place due to scheduling conflicts). The discussion regarding the location of the playground will be tabled until the next meeting.

A discussion was had as to the location of the basketball pole. Whether it should be located outside the tennis court fencing and extending through the fencing onto the playing surface, or mounting the pole through the concrete inside the fencing. It was agreed upon due to safety concerns it should be located inside the fencing. Owen Sanderson presented the pole and goal systems to be purchased. Chris Pulliam made a motion to purchase the goal system and place it inside the fencing on the SW end of the tennis courts, Owen Sanderson 2nd the motion, the motion passed.

X. New Business:

Jack Balko met with the residence located at 3100 Lakepine Cir and contractor Hart Beat Construction regarding shoreline erosion issues related to the outflow from the west silt pond into the lake. Jack submitted a bid from Hartbeat Construction to install 60 feet of the seawall (similar to what is on the lake dam) to shore up the areas adjacent to the outflow culvert under Lazy Creek. After further discussion, the topic was tabled until Owen Sanderson could meet with the contractor to review his plan in detail.

Jack Balko presented a bid for new windscreens and nets for the tennis courts. Melinda made a motion to approve the purchase, Mike 2nd the motion, the motion passed.

Jack Balko explained that the election requirements for the board should get back in line with the By-Laws, which requires either 3 or 4 board members to stand for election each year, then to serve a two-year term. All seven current board members were elected for this term of 2020-2021. Jack Balko, Patrica Glass, and Melinda Wedden agree to be 1 term board members this year and if desired they can run for re-election. Chris Pulliam, Owen Sanderson, Stacy Fogle and Mike Groscup will serve a two year term from their election in August, 2020.

The Annual Meeting is scheduled for August 26th at 6:30 PM at with a possible location of Rose Height Church, room number TBD.

XI. Adjourned: President Jack Balko called the meeting adjourned at 8:32 PM with no objections.

Respectfully submitted

Owen Sanderson
Board Secretary

Attachments

WPOA Treasurer's Report
March & April 2021

March 31, 2021

Summary of March Income/Expenses

March 1, 2021 Southside Checking Acct. Beginning Balance \$83,558.82

March 1-31, 2021 Income \$ 10,688.46

March 1-31, 2021 Disbursements \$ 8,348.77

March 1, 2021 Transfer to Challenge Reserves \$606.25

March 31, 2021 Southside Checking acct. Ending Balance: \$86,061.80

March 31, 2021 Challenge Reserves Account \$9,097.76

April 30, 2021

Summary of April Income/Expenses

April 1, 2021 Southside Checking Acct. Beginning Balance \$86,061.80

April 1-30, 2021 Income \$11,418.50

April 1-30, 2021 Disbursements \$ 8,917.23

April 1, 2021 Transfer to Challenge Reserves \$606.25

April 30, 2021 Southside Checking acct. Ending Balance \$93,966.47

April 30, 2021 Challenge Reserves Account \$9,704.01

Attached are the following reports:

March & April 2021 Balance Sheet

March & April 2021 Income/Expense Report

List of Disbursements for March & April 2021

Over all status: under budget. Great job team staying on track

Operations- March: over \$85.20, April: under \$388.65

Utilities- March: under \$46.03, April: \$70.95

Lake and Common Grounds- March: Over \$2,670.78, April: under \$4,581.56

Recreation- March over \$238.87, April under \$9,733.61 (due to playground hold up)

Architectural Control:

Social- March under \$64.05, April under \$100.00

Respectfully submitted,
Stacy Fogle

Woods POA
Delinquent account Report
May 13, 2021

The March 11, 2021 report reflected a delinquent dues of four months or more to be a total of \$4,960.00.

As a result of our new Penalty and Interest Fee Schedule being included in the April 1st statement to members, the May 1 delinquent dues of four months or more is now \$2,469. Only two accounts make up this total. The account with the most outstanding balance is now at \$1,460.00 and the member has established an automatic payment to the Association for \$165.00 per month, consisting of \$55 for the current month's dues and \$110.00 to be applied to the delinquent account. The account will be brought current in April 2022 under the agreed payment plan.

The second account is owned by Mr. Robert Fresh. He owns a vacant lot at Lake Forest and Pinecreek. Mr. Fresh passed away April, 2020 and his niece just notified our bookkeeper of this April 27, 2021. In that notification she requested details on how/where to remit payment.

The net of the above is our delinquent account status is well under control with commitments to totally resolve all issues by agree upon plans.

Jack Balko

Grounds & Lake Report, May 13, 2021

Projects Completed

- 1) Pump was finally installed after many trips to Chandler for repairs.
- 2) Broken sprinkler lines have been repaired, one line was the main 4" line.
- 3) Old fence around pool equipment was removed and made larger to house tractor and trailer.
- 4) Roofs on pump house and bridge have been replaced.
- 5) Sidewalk repairs have been completed.
- 6) One dead tree has been removed.
- 7) New front tires and battery installed on tractor.

There is some alligator grass on the west side of lake that needs to be addressed.

Respectfully Submitted
Mike Groscup

HOA Meeting May 13, 2021

Recreation and Security

- 1) Thank you to Owen, Jack and Mike for your work (tennis courts, pool house, fencing).
- 2) The pool appears to be in great shape. Our pool guy (Ron) is checking it twice a week. Numerous swimmers already this year. Earlier in the year, we feared we had a pool leak. No leak is apparent at this time, however, I am looking into the settling/sinking of the concrete slab on the SW corner.
- 3) A new sealcoat was applied to the pool parking lot in March. The project came in right on budget.
- 4) No Pool Work Day will be necessary! Thanks Jack!
- 5) New fencing was constructed to house the tractor. Thank you Mike and Jack.
- 6) We now have one key that will open both the pool gate and the tennis court gate. Jack is handling distribution of keys.
- 7) Jack had new signs made for our HOA pool and tennis area.
- 8) Do we want to have an Opening Day for the pool is Saturday, May 29 (Memorial weekend)? Hospitality? How to promote?
 - a) Max Roebuck has been hired to open/close the pool thru the summer. \$10/day.
- 9) Playground: Where? Plus/minus fall zone, ADA compliance, surrounding fencing?

Simple playground (within Pool fencing)

- \$3000 set and delivery (Turbo Original Fort Combo 2);
- \$500 installation costs (concrete, workers);
= \$3500

Additional expenses include fencing around the playground. (Owen, estimates).

- 10) The plan for the basketball goal is to have a pole fabricated that will stand outside the tennis court (centered on the back fence of the West court--closest to the lake) and hang over the existing fence. No lines will be painted at this point. Does anyone know a fabricator?
- 11) Jack is looking into having the Tennis Court windscreens replaced. The nets need to be replaced also. Neither of these items were budgeted for in 2021.
- 12) Look again at the bylaws...for access to pool and tennis by guests.

Woods Home Owners Association

Architectural Control Report

May 13,2021

1)Request for Chain-link Fence:

Potential new home owner on Lazy Creek requested to install a chain-link fence at the back of her property. She was given the Woods Homeowner Association information that fences must be of wood or wrought-iron construction, no taller than six-feet.

2) RV Parked for More Than Time Allowed

Residents reported an issue of an RV parked for more than one week at a residence on Lake Pine Circle. Homeowner was advised that RV's must be parked in the driveway and no longer for one week. Homeowner was given 4 days more to relocate the RV or it would be towed.

3) Empty Lot Maintenance

Several lots need to be mowed. Homeowners will be contacted this week to have brush removed and lot mowed. Lots are required to be maintained in the same fashion as a lot with a home.

4) Too Many Cars Parked in Driveways and Cul-de-sacs

*Issue for a residence on Lazy Creek. Seven vehicles parked in drive and circular drive

*Issue for a residence on Lake Vista. Three to four vehicles parked in circular drive on consistent basis.

SOCIAL COMMITTEE REPORT

MARCH 2021

Summary: The social committee had a successful time since our last meeting!

We have had two winners for yard of the month. I was never able to reach the winner of April but May's winner was extremely surprised and happy! They were great to talk to.

Our garage sell was also a big hit! We had 13 houses sign up and 18 that I counted participants. The total cost was roughly \$175 for advertising and signs. I have not done the expense form for that, I am considering that my donation to the playground. So far in donations we received \$280, not including my donation. I am unsure of what people made during their sells. Some neighbors started Thursday/Friday and ran their sale through Sunday.

The Pool Party is planned for May 29th. Jack has a contact that reached out and they are providing Kona Ice Snowcones for the party. I will order balloons from Party City and deliver them to the event. I would really appreciate help calling food trucks.

June and July Goals: We have no events scheduled. Maybe we can talk about doing a back to school bash in August? Or some other social event that we can do honoring covid restrictions.

Recommended Schedule for the Year:

- Food trucks - 2nd Friday of each Month (pool parking lot)
- Yard Of the Month - 1st Friday of each month in the spring.
- Organize a spring cleaning garage sale and have money donated to a community project.
- April
- HOA hosts a Summer Pool Party. - May
- HOA hosts a Holiday Party. - December

List of Committee Members:

- Cheryl Dawson
- Joshua Glass
- Stacy Fogle
- Sue Groscup
- Lisa Pulliam