

# Woodlake Home Owners' Association Meeting

Meeting Minutes

Benton Methodist Church

September 16, 2013

7:00 P.M.

**PRESENT:** Board members Jim Carroll, Jack Tiemyer, John Bonamo, Mike Hembree, Ron Jones, Nancy Sandidge See sign in sheet for homeowners present.

## **OPENING:**

Pres. Carroll reported that he had received correspondence from the Secretary of State which reinstates the WHOA as a non-profit organization in good standing. The status of the WHOA had expired in years prior. President Carroll made a motion that all new board members be recognized as voting members which was seconded by Ron Jones. There was a unanimous vote of Yea by all board members. The positions recognized were: President, Vice President, Secretary, Treasure, Landscape Chairman, and Architectural Compliance Chairman.

Pres. Carroll requested the reading of the minutes or a motion to suspend with the reading. Nancy Sandidge made that motion to suspend with the reading with Ron Jones seconding. The vote was unanimous. Pres. Carroll asked for the treasure's report. Mr. Tiemyer stated that our current bank balance is \$12,604.15. He also stated that all home owners with the exception of one had paid dues and one owed the late charge only. Mr. Tiemyer asked to have the attorney look into to failure to pay on one lot.

## **CURRENT BUSINESS:**

President Carroll introduced Rob Eppers, Louisiana Risk Management, to speak to us concerning workman's compensation and general liability insurance because the subject had been discussed before. Mr. Eppers told us that we should always require anyone providing work for the HOA to have workman's comp, general liability coverage in the amount of no less than one million dollars and to present the credentials stating such for our files. The worker should also include WHOA on his / her insurance policy with a Waiver of Subrogation included. According to Mr. Eppers, the WHOA would accept liability in the event of an accident by a non-covered worker being paid by the subdivision. A discussion evolved and it was determined that Mr. Tiemyer, providing WHOA lawn service, didn't have the coverage. Mike Hembree pointed out that without the proper coverage, Mr. Tiemyer places Woodlake HOA at a great risk for loss of assets. Mr. Hembree made a motion that would immediately stop any person, or company, from working for the WHOA that is unable to provide documentation of the required insurance. Mr. Eppers agreed. This was seconded by John Bonomo. The motion was

passed with yea votes by Hembree, Bonomo and Sandidge. Jones and Tiemyer voted no however Mr. Bonomo asked Mr. Tiemyer not to vote as he was partially the subject of the vote. President Carroll abstained. Mr. Hembree stated he had anticipated the insurance issue and had contacted a lawn company for interim service, if required, prior to advertising the job for bids in 2014. Perm-O-Green was found to have all required insurance and quoted a price, per cut, as \$185.00. The WHOA currently pays \$250. per cut.

Ron Jones made a motion to not hire a replacement until our next meeting and this was seconded by Nancy Sandidge. This was to give Mr. Tiemyer time to purchase workman's comp and general liability if he wishes to continue service during the remainder of 2013. The motion was carried by yea votes from Jones, Sandidge, Tiemyer and Carroll. Bonomo and Hembree voted against.

Jim Carroll gave an update on the twenty letters/twenty-two violations sent out to covenant violators and said that five of those have been taken care of. He explained the process to the audience: 1) Letters to all homeowners 2) Letters to violators 3) Letters from attorney to those still violating.

Mike Hembree then reported on the surveillance camera system and stated that a Bossier Parish detective had been working with us on finding the culprits who had damaged our entrance. The detective has conducted at least one interview at a local high school and has not yet finished his investigation. The surveillance system will possibly need to be upgraded by at least one camera with enough pixels capable of reading a license plate.

The irrigation system is leaking at the entrance. President Carroll will call to have it repaired.

#### **NEW BUSINESS:**

Pres. Carroll announced that Kaye Richard had developed a Facebook page for Woodlake and urged everyone to use it and add to it (Woodlake North HOA) She is also making a directory which will be extremely useful. The board wanted to extend a large thank you to Kaye for her hours of work.

Mike Hembree reported that the landscape committee met and attempted to identify projects designed to enhance the appearance of the neighborhood. The recommendations consist of rebuilding or refurbishing the front entrance walls to include lighting and landscaping, replacement of street / stop signs with decorative versions, and landscaping the mail center area. Kaye Richard is in the process of receiving four architectural drawings regarding this project and all of the companies have offered the drawings at no cost. Key to the success of these projects would obviously be a method of funding. VP Jones had previously advised that the developers of Woodlake Ridge had approached WHOA, in the past, about the possibility of joining subdivisions under one HOA.

Mike Hembree made the motion and John Bonamo seconded, that we visit with Woodlake Ridge developers about that possibility. The stated goal being to determine what advantages would exist for WHOA. Mr. Hembree pointed out that there is obviously only one entrance to the neighborhood and Woodlake Ridge currently has no financial responsibility for maintenance of any area within Woodlake. The issue of combining would then be decided by majority vote of the WHOA. The vote was **FOR:** Jim Carroll, John Bonamo, Mike Hembree, Ron Jones, Nancy Sandidge. **AGAINST:** Jack Tiemyer. Ron Jones, Kaye and J.K. Richard will make up the team that makes the inquiry. Jack Tiemyer asked to go on record as being against joining neighborhoods.

Ron Jones announced that on October 1st our neighborhood will participate in National Night Out at the boat launch from 6-8 P.M. We will be inviting Woodlake Ridge in an effort to get to know our neighbors. A meal of hot dogs and hamburgers will be served.

**COMMENTS:**

- Use of ATV's, golf cart, electric scooters is bothersome to some residents.
- Method used by board notifying homeowners of violations should be reviewed.
- Questions about cost of attorney were raised and costs will be provided to residents.

Submitted by Nancy Sandidge

September 12, 2013