

Woodlake Home Owners' Association

Board Meeting Minutes

October 9, 2013

7:00 P.M.

Benton United Methodist Church

MEMBERS PRESENT: Jim Carroll, Jack Tiemyer, John Bonomo, Mike Hembree, Ron Jones, Nancy Sandidge

OLD BUSINESS

Pres. Jim Carroll called the meeting to order at 7:06 P.M. and asked for the reading of the minutes.

Nancy Sandidge made a motion to do away with the reading of the minutes, seconded by John Bonomo and passing unanimously.

Jack Tiemyer gave the treasure's report by stating the before the meeting started WHOA had \$10,964 in our checking account. He had written two checks since arriving at the meeting, so the exact amount had not been tabulated. Mr. Tiemyer also reported that the total to date paid to the lawyer hired by the HOA was \$1303.

Pres. Carroll reported on covenant violations stating that of the twenty letters sent out by the attorney only six violations were remaining. All of those violations were motor homes, trailers, campers, etc.. He will question the attorney as to what the next step will be.

Mr. Tiemyer voiced a concern about the placement of solar panels recently constructed facing the front of the property on Mr. and Mrs. Carroll's property. He felt that placement violated the covenants and had not been approved by the architectural committee. Pres. Carroll stated that he had gotten a verbal approval from Mr. Tiemyer last year before the board was reorganized and he thought that sufficed, but that he would look into it. Mr. Tiemyer stated that he didn't remember giving any verbal approval.

Mike Hembree reported that there's been no news concerning the surveillance system and he's heard nothing more from the detective. Homeowner Matlock reported that he had seen a truck do some damage and gave the date and time, so Mr. Hembree can view it on the camera. Homeowner J.K. Richards suggested that we put up a sign stating this was "not a turnaround." This seemed favorable to the board.

Pres. Carroll responded to a inquiry from John Bonomo at the last meeting regarding the amount of coverage and cost of our liability insurance. Mr. Carroll stated that we currently carry \$1,000,000 dollars in coverage for approximately \$1,000-\$1,200, but coverage could be increased to \$2,000,000 for \$1500 yearly or \$5,000,000 for \$1875 yearly. This is with Risk Management of Louisiana. Mr. Bonomo made a motion that prior to renewal we check rates from various agents for \$1,000,000, \$2,000,000, and \$5,000,000 in coverage with the same parameters in coverage before making a choice on amount and provider. This was seconded by Ron Jones and passed unanimously.

Pres. Carroll asked our landscape chairman, Mike Hembree, to report on the previously discussed liability and workman's comp insurance situation. Mr. Hembree stated that there is no way around it and as we had voted last month those who work for WHOA must have coverage. Mr. Tiemyer had been given a month to make a decision about buying the insurance, but he has made a decision to not do so, therefore, Perma Green has been hired to do the job on a temporary basis until bids go out. They have submitted necessary insurance documentation and they will cut grass on an "as needed" basis beginning tomorrow. Mike also stated that if there was no objection to having Perma Green recondition the entrance flower beds, he recommended that it be done for a price of \$515. This will include hand weeding, trimming and pruning shrubs, applying pre-emergent weed control, mulching the beds, and planting ten flats of fall/winter color. There were no objections raised.

Ron Jones reported on National Night Out. He thanked those who helped and felt that it was a success. John Bonomo suggested that we get a tent next year.

NEW BUSINESS

Kaye Richards reported that Pat Gill is going to build a website for Woodlake HOA that is free. Homeowner Mike Yanner suggested using .org for tax purposes because we are a non-profit. Mrs. Richards then showed three proposals that she had gotten done at no cost from Hooglands to upgrade or rebuild our front wall. Homeowners were encouraged to come forward and examine the drawings. Mrs. Richards also reported that she, with the help of others, is submitting a grant application for \$3,000 from Master Gardeners. Nancy Sandidge thanked Kaye for all of her hard work. Mike Hembree commented that the work on the grant was extremely well done.

Ron Jones read a note from Sheriff Whittington thanking us for the National Night Out.

Ron Jones stated that he is not satisfied with the covenants as they are written. He had already rewritten the section on SIGNS. He asked everyone to look at the copy he had rewritten and to look over the entire covenant for changes they would like to see changed. A discussion evolved about covenants and the vote required to change a covenant.

Pres. Carroll asked if there was any other business and Treasurer Tiemyer asked if Pres. Carroll had gotten the information he requested from the attorney concerning the divided lot on Woodlake where 1/2 ownership has not paid dues in several years. Mr. Tiemyer said that liens were filed initially, but not recently. Mr. Carroll will pursue the matter more and the board decided they may be able to do some of the work without involving the attorney.

Mr. Tiemyer made a motion to adjourn the meeting with Ron Jones seconding at 7:51 P.M.

Submitted by:
Nancy Sandidge
October 11, 2013