

Woodlake Home Owners Association Minutes for Meeting March 11, 2014

Place -Benton United Methodist Church

4615 Palmetto Road

Benton, Louisiana (Behind 911)

Time- 0700PM Tuesday March 11, 2014

Comments and questions will be taken from the floor at the end of the meeting.

A. Old Business

1. Minutes of the last meeting

- a. Sent out previously so no further discussion was made.

2. Treasurer's Report (Kaye Richards)

- a. 11 ½ have not paid dues, balance- per treasurer *get from Kaye
- b. Budget 2014:
 - i. In order to address any and all concerns of homeowner, the increase in dues were discussed.
 1. Estimated balance and income= \$23,292.31 (Please see Budget Handout from Kaye)
 2. Estimated expenses=\$22,940.67
 3. Estimated carry over balance for 2015= 351.64

3. 2014 Proposed Budget (Kaye Richards)

- a. Homeowner expressed the idea of having a reserve amount of funds. Question is how much cushion should be kept for miscellaneous and unexpected items? A minimum of \$5000 was mentioned.
- b. How to pay for expenses?

There are several proposed projects, ex: boat launch, redoing signs, landscaping circles, blacktopping for boat launch

 - i. Assessment: One time deal \$100; wouldn't have a say so.
 - ii. Increase Annual Dues:

Procedure is to receive 60% quorum and majority votes

c. MOTION PASSED

- i. The Board made a motion to send out a letter to make a \$60 increase in 2015 dues
 1. Send out 30 days in prior to next Board Meeting for voting
 2. Notify 3 times
 3. Include a detailed explanation of the budget and various projects involved
 4. Give the homeowner the option of a proxy vote letter
 5. Mike will work on the explanation letter with budget and proxy vote letter—**Due March 31st**

4. Landscape review of proposed upgrade to front entrance. (Mike Hembree)

- a. Got acceptance to get curbs to prevent rutting the grass and widening the entrance
 - i. \$10K expenditure that Bossier Parish is covering and will fix any future damages to the curbs
- b. Mike received the entrance upgrade bid from DeRamus for \$6560
 - i. Stack stone provided by John (last name?)
 - ii. Not including price of signs
 - iii. Woodlake Ridge will be paying for half of the expense under the conditions a "Woodlake Ridge" sign will be places at the front entrance
- c. Mike received landscaping bid for \$3358
 - i. Other alternative is cutting hedges and add to what we have until next year.
- d. Other recommendations:
 - i. Decrease island
 - ii. Rock is a hazard → reuse at boat launch for future signage or elsewhere
 - iii. Cut beds in half
- e. MOTION PASSED
 - i. The Board voted to go forth with the wall quote under the conditions that Woodlake Ridge will pay half of the expenses

- ii. Mike, Jim and Kaye will meet with Ron Turner to discuss stucco coloring and signage for Woodlake and Woodlake Ridge.

5. Recent Improvements to Mail Station

- a. Irrigation is done and landscaping has been put in
- b. Task to be completed: Repair rotting columns
 - i. Cement board at the bottom to make it permanent; keep same profile
 - ii. Paint the columns and entire mail station
- c. Jim suggested to reuse plants from the front to put at the mail station
- d. Future project will be addressing the bulletin board--move it, new glass, what needs to be put in it?

6. Replacement Secretary & Board Member (Jim Carroll)

- a. **MOTION PASSED** for Katy Huggins to be elected at Secretary and Board Member.

7. Date for next WHOA Meeting (TBD)

- a. Dependent on budget letter

B. New Business

- 1. Suggestions for subdivision improvements.
 - a. Kaye recommended flags to be put up year round
- 2. Update: Due to the poll fire in December, SWEPCO needs to hire subcontractor to replace the line; 3 polls still do not work
- 3. Nation Night Out
 - a. Registration was completed; we can choose to participate for National Night Out in October (date TBD)

C. Adjourn the meeting. 8:03 PM.