

The Woodlands Property Owners Association, Inc. (WPOA)

Board of Directors Meeting Minutes

October 10, 2023

Time: 6:30pm
Place: Zoom
Members Present: Clarke, Dyson, Faires, Loy, Moon

Summary: - This was the fourth meeting of the Board elected at the 2023 annual meeting.

MINUTES

Call to Order/Quorum/Minutes Approval

Quorum Declared Present

Minutes Review: Faires shared the minutes of the August 22, 2023, meeting prior to the meeting. The Board unanimously approved as written.

Financial Report: Moon reported that there is currently just over \$49K in the WPOA's bank account. Following up on the action item from the 8/22/23 meeting, all the funds were moved to a new account on 10/10/23 where greater interest will be earned (from 0.7% to 3.0%).

ARC Update: Dyson reported that a couple requests for removal of dead trees are in process. The necessity for conducting a site visit prior to the removal of such trees or whether a formal request is needed was briefly discussed.

Action Item: Dyson will make a proposal for the handling of dead trees and present it to the Board.

Old Business:

- a. Website Update – Faires reported that since the website was launched on 9/22/23, a little more than half of the property owners have visited the site and have completed their registration and/or viewed the posted information.
- b. Limb trimming, overhanging trees – Loy reported that the trimming has yet to begin and that he will remind Shorty to complete this work.
Action Item: Loy will follow-up with Shorty on this project.
- c. Paving – Faires reported on the confusion regarding the requested/planned repair on Bobcat. (A repair was completed when the community's paving was conducted, but it was not as extensive as desired by a property owner – Gonzalez). The Board discussed

future paving (tentatively planned for the 24-25 year) and this area will be considered for additional repair/repaving when the next phase of paving is planned.

New Business:

Covenant Interpretations

Clarke and Faires presented 3 proposals for consideration by the Board. The intent of each proposed interpretation is to clarify what the Board considers to the intent of the Covenants. After discussion all 3 interpretations (clarification of the Burning Prohibition (Section 2-15), Roadway Parking Prohibition (Section 2-14), and Camping Restriction (Section 2-21) were unanimously approved by vote. The interpretations will be posted on the community website.

Action Item: Faires will post the approved interpretations on the community website.

No other new business items were raised by the Board members.

Next Meeting

The Board plans to have its next quarterly meeting in January of 2024.

Meeting Adjournment

The meeting adjourned at: 7:10 pm.

Minutes Prepared By: Faires

Minutes Approved By: *Bones*

Date: *11/9/24*

Secretary Signature: *Stanley C. Faires*