

WILDEWOOD OWNERS ASSOCIATION, INC.
P. O. BOX 415
CHANDLER, TX 75758
JANUARY 14, 2017
MINUTES

Board Members present: Greg Rosato, Tom Wine, Chuck Sage, Diane Deckert, Ray Hensley

1. The meeting was called to order by Greg Rosato at 11:07 am
2. The invocation was given by Chuck Sage.
3. The Pledge of Allegiance was given to the United States Flag.
4. Greg Rosato said he received a resignation letter from Jenifer Shafer. A motion was made to accept her resignation from the board by Chuck Sage. Second by Diane Deckert. All approved.
5. A motion to accept the minutes for the November 12, 2016 meeting was made by Diane Deckert. Second by Chuck Sage. All approved. Greg Rosato explained there were not minutes for December since we did not have a meeting because we did not have a quorum of board members.
6. A motion to approve the Financial Statements for November 1 - November 31, 2016 and December 1 - December 31, 2016 was made by Chuck Sage. Second by Tom Wine. All approved.
7. COMMITTEE REPORTS

A. ARCHITECTURAL CONTROL – Chuck Sage

Chuck said he is still working on the violations. The fire marshal has given 3 owners until February 17th to make corrections and two more owners until the end of February. The fire marshal will be issuing tickets on those dates if the corrections have not been made. Chuck said there are incidents with houses being built and add-ons being made and people have asked for approval.

Diane Deckert asked Chuck if he sends letters to the owners who are in violation. Chuck said letters are sent if needed but he approaches owners in a cordial way, then as a member of the board telling them there is a concern about their property.

Jim Hendrick asked Chuck when he met with the fire marshal, did he say anything about the abandoned properties and if they would fine those too? This brought up a long discussion about abandoned properties. Several people asked about how the owners of the abandoned properties can be found and what can be done. Another issue is if we can legally go on a property to clean it. Chuck said if there are No Trespassing signs on the lots, we cannot go to them. But if there aren't signs, we can go on them but we need volunteers. Dan said it is in our Bylaws that we can pay someone to clean up lots and then charge the owner

Dan Brotton said 90% of these properties have so much taxes on them, we can't afford to foreclose. The county has 10-20 properties we have asked them to foreclose on. And, the school district has a lot with a garage. He said they should sell it for what they can get. Greg said the TCQ has rules and regulation about over growth, air quality and a lot of other things and we should call them.

Greg said if we got people to pay their dues we might have money in the future to pay for this but until the WOA can sustain itself we can't afford to pay for cleanup.

Greg, Jim and Chuck talked about which part of property is the county responsibility. Greg said from the telephone poles to the street. Someone from the floor said maybe we should get a petition together in commissioner's court.

B. POOL AND PLAYGROUND – Tom Wine

Greg Rosato said that Jennifer Shaffer will continue to keep up the flower garden in the park. He also said the people Tom Wine had contacted about the pool repairs have not gotten back with him and this is holding us up on finishing the budget. Cece Brotton said we need a volunteer to do the pool every other week when the pool service doesn't do it. Dan Brotton said that Bill Deckert will help the weeks he is in town. Cece asked Greg if pool volunteers should call him or Tom Wine. Greg answered, people should call him, Tom or anyone on the board. Cece Brotton and Diane Deckert asked if we were going to get someone else to give us quote for the repairs. Dan Brotton said the current pool company maintains the water but they don't do repairs. Tom Wine said we need to go back to East Texas Pool to see who they are using. Greg said we need quotes for pieces and find out how hard it is to put them on. And, we need quotes for people to install them. Tom Wine said we should have answers for the next meeting.

C. NEIGHBORHOOD WATCH - Greg Rosato said that Jr. Shaffer had been helping with this but hasn't done much lately. Cece Brotton said that we have a new volunteer. Joni Schroeder said she will do it. Joni asked if there was a map of Wildewood and signs to put on her vehicle identifying her as the Neighborhood Watch person. Tom Wine said signs are needed on the Neighborhood Watch vehicle so the sheriff doesn't think that person is doing something wrong by driving around the neighborhood slowly. Dan Brotton said he would get her the map. During the discussion about signs, Tom said we need "No Parking" signs at the pool designating that area as pool parking only and no overnight parking because someone had been parking an 18 wheeler truck in the pool parking lot. Tom Wine made a motion to buy signs. Second by Chuck Sage. All approved.

D. CARDS AND FLOWERS – Belinda Tompkins

Belinda was not at the meeting so there was not a report.

E. NEWSLETTER – Greg Rosato

Greg said the newsletter was mailed out in December with the statements. Thanks to Cece Brotton for putting them together and Diane and Bill Deckert for helping with the stuffing, sealing and stamping the envelopes.

F. COMMUNITY CENTER – Chuck Sage

Chuck reported the Community Center was rented twice in December but nothing in January.

G. WEBSITE – Greg Rosato

Greg said the website is being updated but if people were looking for November and December minutes they aren't there because they had to be approved at today's meeting. Since the approvals have been made, the minutes and financial statements can now be placed on the website.

H. BUDGET COMMITTEE – Diane Deckert.

Greg Rosato said we really didn't get much done at the last meeting because we were waiting on the prices for the pool repairs. He said the budget committee is meeting after this meeting but there really isn't much we can get accomplished until we can get all the cost in.

8. OLD BUSINESS

A. Greg Rosato said the only resalable lots the WOA owned were on Block 8, lots 59, 60, 61. Those lots have been sold. He said as of now, other than the community property, the WOA does not own any property. Chuck Sage said the lady who bought the lots turned in a request to put a pre-fab cabin that is 630 sq. ft. That meets the 600 sq. foot minimum requirement.

B. Dog problem at rental house on Wildewood Drive. Greg Rosato said a registered letter had been sent to the owner of this rental property concerning the dog issue. The owner followed up with the tenant and all puppies, except for 3 dogs, have been removed from the property. Greg said, if you see something, don't wait to come tell the board, call the SPCA if a dog is being mistreated or there are too many of them. Call the sheriff's office if they are running loose or too noisy.

C. Welcome Gift of \$25.00. Greg Rosato said we needed to discuss the \$25.00 new owner Welcome Gift issue. Diane Deckert said we had tabled this issue at the November meeting because Belinda Tompkins wasn't present. Greg said since Belinda wasn't at this meeting, we need to cancel it or decide to keep it. Tom Wine made a motion to cancel it. Second by Diane Deckert. All approved. Greg Rosato said new owners will receive a welcome card or letter from now on.

D. RV/Camper on Springwood.

Greg Rosato said Diane Deckert is going to discuss the WOA restrictions concerning RV, Campers and about temporary character housing used as a residence and the time frame, plans moving forward and addressing another RV on Winterwood.

Diane said this issue was brought up at the November meeting. At that meeting the board decided the RV/Camper on Springwood is in violation of the WOA restrictions and it could not remain on the lot. Diane said that she and Dan Brotton talked to Glenda LaCour, the owner, in December and told her about the restrictions. Diane followed up by sending a certified letter notifying Glenda that the RV/Camper cannot remain on the lot and included a copy of the ByLaws and Restrictions with the letter.

Diane said the board's next step is to decide on a solution, like setting a time frame to help Glenda to do what she needs to do. Glenda asked "In other words my home has to be moved out of there"? Several people said, yes. At different times during the very long discussion, Glenda was told that she can remain for a short period of time while she comes up with something else.

At the time of the January meeting, Glenda had not contacted the prior owner or gone the JP Court to find out her options. Glenda's friend (we did not get his name) said they did not know how to get a hold of the prior owner.

Cece Brotton said she would send Glenda the prior owners address.

During this discussions, Glenda was advised to:

- a) send a certified letter to the prior owner claiming they committed fraud by not disclosing Wildewood is an HOA with Bylaws and restriction.
- b) check with the JP court to see what actions she can take against the prior owner
- c) put another structure on the lot that meets the restrictions if the septic system is workable
- d) buy the lot next door to hers because it is for sale
- e) be sure anything put on the lot meets the WOA restriction

Glenda LaCour and her friend explained they would be out \$8,500.00 and he didn't know he would get his money back if he goes to court. Glenda's friend said he has a mobile home and asked if they could put it on the lot. Greg Rosato answered that a mobile home is allowed but a camper is not.

There were discussions about if Glenda saw the HOA signs before she bought her lot. She said she did not.

Several people, at different times told he that not knowing is not an excuse. Diane said the WOA needs to improve the signs because the current signs say to contact the WOA, but there is no contact information on the signs. Dan said to Glenda that she had added on to it (her RV) since we talked to her. She said she had not.

Chuck Sage said as a Board we will be patient, but we need to see them make an effort, go to the JP court and contact the seller. He said that at next month's meeting, they should let us know what progress they have made to resolve this situation. If their solution is going to take more time, we will work with them. Cece said the sooner you go to JP court the better.

Diane said the other RV/Camper on Winterwood needs some kind of notification. Dan said in the past they used it as a weekend place, but that tenant left. Now, it looks like they are now using it as a permanent residence.

Diane said she will send a certified letter to the owner, Nikki Martin.

9. NEW BUSINESS

- A. Dan Brotton talked about the Texas law concerning outside burning. He handed out information about the rules and regulations about what you need to do to burn outdoors. Dan explained it is against the law to burn outside other than one hour after sunrise and one hour before sunset. He said this is why we should consider allowing the dumping of leaves and clipping behind the community center because it would give owners an alternative to burning on their property.

Cece Brotton said that people who have COPD or have a sensitive receptor, smoke is bad for their health.

Dan explained that the property owner is always responsible for what happens on his/her property. The person dumping on another's property is dumping illegally unless it is a legal licensed dump ground. You cannot take stuff to another's property (even with the owner's permission) and burn.

Greg Rosato said that when someone is being paid to work on someone's property, what they need to dump has to be dumped at a commercial dump site.

- B. Greg Rosato said we need more "No Dumping" signs behind the Community Center. During a discussion about if dumping is allowed or not allowed, Dan Brotton said that since this information cannot be found on previous agenda's or in prior minutes, we should probably vote on it. Greg asked for a motion to have the area behind the Community Center as a No Dumping area. A motion was made by Tom Wine. Second by Diane Deckert. All approved.

Diane said she had 4 No Dumping signs. She gave them to Chuck Sage. Chuck will get poles for them.

- C. Diane Deckert asked about the erosion behind the Community Center. Greg Rosato said he thought the River Authority should have something to do with it. Dan Brotton said this area is the WOA's responsibility. Greg said that is something we need to work with and that we need to put in drainage, build a berm or spillway.

- D. Greg Rosato - discussion to renew or not renew the WOA liability insurance. Cece Brotton explained this is the insurance to cover the board members in case of a suit. Greg said he asked the attorney back at end of May if we need this insurance. Cece said the attorney had suggested we keep it for 2016 but we need to decide if we are going to renew it for budget purposes. Dan Brotton said, we need to consider that the policy has a \$10,000 deductible and there are some exceptions in the policy. Tom Wine said the WOA pays the \$10,000.00 deductible, not the individual. Greg said we should keep it in the budget for now and that we need to get other quotes for liability insurance.
- E. Greg Rosato said we need to discuss the pool operation to decide if we will try to use volunteers or pay a person to operate the pool. Cece Brotton said we need to discuss this because the Budget Committee cannot put numbers in the budget if the board has not approved anything. Greg said the Budget Committee is meeting after this meeting to discuss this matter. Greg said we are still getting figures together before we can work on the budget.
- F. Cece Brotton said she had only received 8 out of 200 of the questionnaires that were sent out with the Newsletter asking owner's what priorities they would like for the WOA. She said there were 2 votes for the pool, 1 for the basketball court and the others for mowing the front area, road ways and abandoned properties. Greg Rosato said a lot of people want to see mowing done but until we get clarification that we are allowed on someone's property we can't do that. He said our Insurance won't cover anyone if they get hurt while working on someone's property or if something came up missing from that property while we were on it, we could get sued. He said for us to go on someone's abandoned property, we have to have something on this as a disclaimer. Dan Brotton said our Bylaws say we can send an owner a letter and if they don't mow their yard, it will be mowed by the WOA at the owner's expense.
- G. Diane Deckert said we talked before about having educational classes for the board to be able to talk and understand things like the Bylaws. Diane explained she found a document on the Greater Lake Palestine Council website concerning this matter. As long as you don't discuss a specific list of "14 Items" listed by the state, we can hold a meeting. At such meetings, we cannot make motions or vote on anything. Greg said if we call it a meeting, it has to be open to the public. The regular meetings have to give 72 hour notice that includes an agenda, which has to be posted in a public area and on the website. Greg, said maybe we can have a get together one of these days to discuss these matters.
- H. Tom Wine said we needed to approve the quote for the WOA membership cards. Greg Rosato said that was a regular expense, like a utility bill, and it did not have to be approved. Tom said he thought it needed approval since it was over \$50.00. Greg said it did not need approval since it was for something we require for the owners.
- I. Tom Wine made a motion to adjourn the meeting. Second by Chuck Sage. All approved.