

Brad Wylie opened the meeting, welcomed all in attendance and passed out an agenda of items to be discussed. Susan Redding passed around a notepad for attendees to give us their email address. If you were not able to attend, please send any updated address and email info to Susan Redding.

The following topics were covered:

1. Brad covered treasurer's report: The POA has \$112.00 in petty cash and \$2,063.72 in the bank account; expenses were \$337.00 to cover the common area lighting, \$50.00 for the water board permit, \$244.33 for the new lock and keys, and \$5,000 for the fishing pier dock rebuild.
2. The minutes from our last meeting (held July 20, 2019) were made available to all members in the form of a newsletter that was emailed to members that had given an email address and copies were provided for pickup at our entrance gate as well. These minutes were approved.
3. Brad thanked members who have been mowing, painting, picking up trash, maintaining the lock/keys for the boat launch, and policing the beach front. We appreciate everything done to keep our property well maintained and everyone agreed that the appearance of Woodland Hills has been much better this last year. Keep up the good work.

Brad's thoughts for discussion later in the meeting:

- 4a. We tried forming committees to address issues, but that didn't really work out, so we will try something else going forward.
- 4b. Our biggest issue right now is the beach front erosion. It has probably stopped because the lake level will only go so high, but we need to decide what we want to do with the area. We definitely need to maintain the small part of the seawall by the boat launch that is still standing so that the boat ramp is not damaged by erosion.
- 4c. We have a lot of uninvited guests using our beach area – ignoring our private property signs – drilling holes in our dock for fishing poles.
- 4d. We still need to address street signs, road repair, drainage and county maintenance. No improvements since last year.
- 4e. General cleanliness is much better. Fire Marshall is coming this month but we don't expect to have any issues this year.
- 4f. Ramp keys have been changed out. Dues need to be paid to receive a new key. We need to discuss a set time of year for dues to be paid so everyone pays at the same time to make recordkeeping easier for keys/dues. Many members pay more than \$50 per year.
- 4g. Trash barrels, litter signs and maintaining Joe Dupree – even though it is not in our subdivision it reflects on our area.
- 4h. Reminder of new home rules – no trailers – watch that no one brings them in.

5. Elections:

Treasurer-Debra Mayo, and Secretary-Susan Redding, were re-elected to these positions.

President – Steven Reynolds was elected our new president.

Vice-President – Steve Berry was re-elected to this position.

Board members – The board is basically a voluntary position – if you want to be on the board you pretty much can be on the board. We need proactive members –let me know if I missed anyone who volunteered.

Debra Mayo  
David Lewis  
John Earley  
Ruby Lewis

Steve Berry  
Mark Clift  
Jane James  
Roy Spencer

Steven Reynolds  
Brad and Shirley Wylie  
Ernesto Castanheira  
Larry and Susan Redding

Steven Reynolds introduced himself and then led the discussion on some of our issues:

6a. Several options were discussed for the beachfront. Can we salvage any of the collapsed seawall? Do we want to make it a swimming beach? We really don't want the 'cliff' as it is for safety reasons – someone may fall off. We want to reinforce the area behind the small portion of the wall that is standing. It would be very expensive to put in a new wall. But we don't have to have a seawall. We could possibly terrace the drop off to make steps down to the water for swimming. The concrete from the collapsed wall needs to be removed if we make it a swim beach. The collapsed wall needs to be dealt with while the lake is at its lowest. We can get concrete blocks from the MUD in Kemp to use if needed. We need volunteers with tractors and to set a date for a work day. David, Steve & John will research and present ideas for what to do to stabilize what we have. We will meet in 2 weeks at 10am to review plans/options.

6b. Improvements will make policing our area even more important – it will attract more uninvited people wanting to use our common area. We had damage to the fishing pier over the July 4<sup>th</sup> holiday from kids doing firecrackers. Even when confronted by POA members they refused to leave. We have also had kids on homeowner's properties as well. We need better security and a way for property owners to identify their guests if they are at the common area without the property owner. A laminated pass to give to the guest was one option mentioned. Anyone without permission to be here could then be removed. Let us know if you have other ideas.

6c. Discussion of an entrance gate was brought up again in relation to the above mentioned security issue. We discussed it last year but did not proceed because putting up a gate would mean the county would no longer maintain the roads. It was mentioned that the county barely maintains the roads anyway so we wouldn't be giving up much. We will review David's research from last year and revisit this option at the meeting 2 weeks from today. Possibly get the county to fix the roads (especially the part of the road right above the boat ramp) and once that is done we put up a gate.

6d. Our newest property owners of 313 Mary Joe Rd, Eric and Debra Lokey (please let me know if I have your names correct), requested that they be permitted to trim trees belonging to the POA common area that are by their property. The limbs that are pointing down need to be removed for the health of the trees. They will pay for the tree trimming. They also asked to put gravel at the end of their driveway to level the area between the driveway and the road. This request was voted on and approved.

**Next Meeting to discuss improvements will be August 1, 2020 at 10:00am at the common area.**

Reminder: Dues are payable now and anything extra to help fund some of the items discussed is greatly appreciated - any amount extra is great! Pay Debra Mayo directly or mail a check to her at: 709 Quanah Rd, Kemp, TX 75143.

Susan Redding, POA Secretary

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