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WOODLAKE

Property Owners Association

WPOA Board Meeting Minutes**Location: 439 Water Co. Conference Room, also via Zoom****Date & Time: November 2, 2025 - 2:00pm.****Call to order:** President Mike Grand opened the meeting at 2:00pm**Attendance:**

1. Board of Directors: Mike Grand, Tara Manly, Sherry Lovorn, and Debbie Wood
2. Property Owners: Chethan Jinadatha, Wayne & Janet Sills
3. Zoom Attendees: None

Declaration of Quorum: Quorum of the Board present**Approval of Minutes from Last Meeting:** Motion approved by all Board Members present**Review of Contractor's Offer:**

Discussion about the work done by Heritage ATX to fill cracks in the concrete and add new color coating. The work started in April 2025 is not close to being complete. The contractor presented Mike with a Change Order on 10-24-25 for an additional \$6,574 citing more work and additional materials were needed than originally estimated. The WPOA has already paid the contractor \$12,500 and Mike has personally advanced him \$2,500 of the original \$21,653.50 bid.

There were numerous discussions about the quality and quantity of the work, and broken promises about completion between Mike and the owner of ATX. Opinions were given by everyone present, including the poor quality of the work, lack of trust in giving the owner any additional funds as he has not shown that he has adequate resources to complete the job, and concern that the work done so far will need to be redone as the sealing of the cracks and expansion joints already shows signs of failing.

Consideration of Legal Action:

Discussion of potential filing of a small claims suit against ATX for failing to fulfill the contract. There was concern that even if a judgment was rendered in our favor that we may not recover our loss. The argument was made that filing a claim may save others from our experience.

Consideration of New Contractor:

Mike presented a new bid from one of the companies we considered initially: IT'S WHAT WE DO Epoxy, concrete coatings and concrete overlays out of Lampasas. Mike shared the meeting with Adrian Mayo at our tennis court and his inspection of the work done by ATX. Mr. Mayo's opinion was that none of the work done by ATX can be salvaged and that he has had to redo other work done by that company before. His new bid (\$17,922) is substantially lower than his first bid of \$32,320.80 as he stated that he would like to donate some of the materials that he has on hand to help us out. All present felt that it was a very generous offer but wanted to be sure we research the company and follow up with references before we contract with him.

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Votes called for 5 items:

1. Approve the Change Order from ATX: Unanimous NO
2. Authorize filing a Small Claims suit against ATX: 4 YES (includes 1 proxy) and 1 NO
3. Approve additional funds for a new contractor to finish the job for \$18,000: Unanimous YES (contingent on further research of company)
4. Approve Mike's out-of-pocket expenses for the year: \$6,650.71: Unanimous YES
5. Sherry to take over the position of WPOA Secretary with Debbie Wood assisting: Unanimous YES

Comments from Members: A suggestion was made that we may try paying for future services with a credit card so that if we have a problem with receiving goods or services, we would have the protection offered by the credit card company. The WPOA does not have a credit card but Mike offered to use his credit card and get reimbursed.

Comments from the Board: Tara wanted Mike to know that this problem with ATX is not his fault and we know he worked very hard on this. Debbie commented that we appreciate everything that Mike has done. Mike commented that he appreciates the support and wants to get the tennis court project completed.

Motion to Adjourn: Motion by Mike Grand, second by Tara.

Meeting ended at 2:36 pm

Submitted by:

Sherry Lovorn

WPOA Secretary

Posted @ www.woodlakepoa.org