

Meeting started at 2:15pm

19 lot owners were represented at the meeting.

Beth Welch introduced the guest speaker, Joe Paollili, Waring Volunteer Fire Chief. Joe spoke on Emergency Services and Air Evac. The Air Evac location for WoodRidge Estates is Merlot Court. He explained that this is the safest location.

Tex Welch asked what is the most important thing we can do here, Joe responded Fire prevention is key. Joe highly suggested for everyone to read this fire prevention information and the website to better prevent fires around your house is <http://txforestservicetamu.edu/ProtectYourHome/>. This website is also part of WoodRidge Estates website, see the following tabs: Public Information, Additional Services, Texas A&M Forest Service-Wildfire Prevention. Also he emphasized to call the Non-Emergency number 830-249-8645 just before you burn so the county has on record in case the fire gets out of control they know where you are. Joe was explaining how important having an adequate access to your property. The Fire Truck Lane should be about 20' wide x 16' tall for a truck to get through. There was a fire at 1621 & the access road and the trailer burn down due to they could not get a truck close enough, fast enough, to the burning trailer.

Waring Volunteer Fire Dept. is all volunteer, whereas Boerne and Comfort have paid and volunteer. Response time could vary due to where the responders are pulled from. Waring does support Comfort so if they are out then Boerne will be called in take the call.

Beth Welch asked about CPR/AED First Aid Class. Joe would be the instructor with American Heart Association and it would be at the Waring Fire Station. CPR/AED would cost \$40 and First Aid would cost \$50. She will put out an email on who is interested and what day would be convenient.

Beth Welch read off one of the handouts, Property Sold from Aug 2015 to Sept 2016. Announcing and asking each new member to stand up as their name is called. This handout also has the dates of the 2 Open Board of Directors Meetings that were held and the Website address <http://woodridgeestatesintx.com/index.html> Dawn Woods will be speaking on this later in the meeting.

Agenda Item #3 Neighborhood Watch presented by Larry Donaldson. This is not a POA organization but important information that could help WoodRidge Estate Members in time of Emergency. Things from dog loose, fire, power outage, weather, flooding, etc. 1st handout was how to place a 911 phone call. He explained how accuracy of relaying information could impact the timeliness of response. 2nd handout is 6 pages/lengthy but packed with valuable information. Information comes from FEMA and Disease Control & Prevention. Collect needed items before an emergency happens so you have them on hand. Contact Larry Donaldson or Tex Welch if interested in joining.

Agenda Item #9 Architectural Control Committee presented by Clayton Patton. The ACC has approved 8 projects, 2 projects pending completion, and 1 open complaint. If you want to see the ACC Log contact Clayton or the Board. Approval form is now digital. ACC is asking the members to give them written guidelines on what is allowed and not allowed, recommend to develop guidelines for ACC to follow. Ray Richeda asked would this be in conflict with the Bylaws and Clayton's response was no, just more detail. Larry Donaldson stated that the CC&R's has granted the ACC authority, guidelines to work within. Tex input was ACC can write their own guidelines. Greg & Clayton have done a GREAT JOB!

Larry Donaldson – Give them credit for all they have done! The members gave them an overwhelming applause! Dennis agreed to develop guidelines for the ACC.

Agenda Item #4 Welcome Committee presented by Dawn Woods. The Welcome Committee gives to all new buyers either by mail or hand delivery a Welcome Package to help in getting to know the area. She wishes she was given one when she moved in. Info will also be on the WoodRidge Estates Website. Dawn reviewed what has taken place: 2015 events Octoberfest, Halloween and 2016 events Desert on the Driveway/Easter Egg Hunt and Air Evac demonstration. Upcoming events this October will be WoodRidge Estates Night Out Tuesday Oct 4th 7-8pm at the Mail Box Kiosk, Octoberfest Sunday Oct 16th 2-5pm at the Lavato Lot and Halloween Friday Oct 28 6-8pm at Segura's house. Each event will be posted at the Kiosk, on the website and email. Any member that has an idea for an event contact Dawn.

Agenda Item #5 Treasurer's Report presented by Jennifer Jerman. See Handout attached. She also wanted to give credit to Bob & Mary Lavato for all the work they have done and will continue to do!!!

Agenda Item #7 Website & Web Master presented by Dawn Woods. How the committee decided what information to put on the site. Hadley Schwierking built the website and is the Web Master and Dawn is Co-Web Master. Members are to call for the password if they want access into the Resident Information side. Dawn held up a que card with the password. Yes, it is cap sensitive. The website address is <http://woodridgeestatesintx.com/index.html>. She then went over what was on each side and invited members to look at her tablet that she brought for members to see. As per the Events that are shown along with photos Dawn brought up that if a member did not want their picture on the web then please step out when photo is taken. Also, there is a Photo Opt-out Form, if you don't want to be photographed then please complete this form so we know not to put you out there or in any photos. We want to respect your wishes. Beth Welch interjected that the site was tailored after Falling Waters, David Barnett is their webmaster and he helped us with getting started.

Agenda Item #8 Beautification Committee presented by Diana Kane. Items planted out front – Redbud and 2 Sages and at the Pump House Oleanders and Texas Mountain Laurel. Watering by hand for now. Larry Myers put up the new solar lights on the Bell Tower that are working so much better. Keeping areas trimmed and weeded. Future to do – purchase wildflower seeds and distribute them on the BellTower slope.

Agenda Item(s) #10 & 11 Chickens – Short discussion & CC&R Draft Committee Report presented by Jenni Segura. Earlier in the year took a survey on chickens & other items and good feedback but need to start putting together member ideas on what is wanted. Also consider FFA projects. Beth Welch stated the idea of Option A & Option B. Example Option A is keep Chickens as we have it in the CC&R's and Option B would be no rosters, what the hen house would look like & location, fencing etc. requirements. Then when voting on the document either we have enough votes for Opt A or B and that option will be in the final document. Dennis spoke of the Bylaw revision. How the CC&R's and Bylaws need to agree. Unit 1 has set #1 but Unit 2 has 3 sets and of the 3 only #3 is being used due to that set #2 & #4 have material errors in them or missing legal language. All 4 sets are filed with the county & state. George Conces asked when will this be done? Beth hopefully by next year or by beginning of next year. We need to start having meeting and get input from members. Beth also asked who else would like to be on the CCR Redraft committee. This is We The People document. George also state that chicken lay 1 egg a day.

Motion to accept the minutes from the Mid-Year meeting was made by Dennis. 1st by Larry Myers and 2nd by Larry Donaldson.

Agenda Item #6 Reserve Study for future projects presented by Dennis Kane. Water Tank, Bell Tower repair or replacement. Need to keep \$20,000 on hand. Also need funds for attorney to protect the POA, example if someone falls and sues the POA. Dennis asked what do members want to do with the excess funds? Send suggestions to woodridge@hctc.net. CC&R need to be reviewed by an attorney once completed. The old Board of Directors spent about \$3,500 in legal fees on trying to get a set passed and failed. We can do 90% of the work ourselves. And hopefully an attorney would charge less than \$1,500 to review.

Agenda Item #12 Open Forum – Beth Welch opened with Brandon Rusch letter on ‘deer proofing’ the West Side. See handout. Ray Richeda asked who asked to do this? Beth answered that Brandon was forth coming with this. Rich Glomski asked When is the county to mow the county property? Dennis to contact Rickie Piffer. Larry Myers to contact Billie Castellano on mowing the front. Gary McCready asked to put the front entrance on a regular schedule to mow and not to depend on Bob Lavato. We all agreed Bob helps out more than most! And he broke his mower last time and paid for it himself. Sandie McCready also stated that Brandon Rusch needs to mow and cut down the dead trees on his own property. We all work on clearing & burning our own lots and so does Brandon and the other lot owners need to do the same. Dennis will call Brandon and talk about clearing up his lot. CC&R’s do address keeping lots “cleaned up.”

Agenda Item #1 Voting on 3 ACC & Treasurer Positions aka Board of Director Position:

Rich Glomski & Larry Myers were this year’s vote counters. Dennis announced the results from the election:

Board of Director position – Jennifer Jerman – 41 votes

ACC Position – Greg Schwierking – 39 votes

ACC Position – Ray Segura – 37 votes

ACC Position – Scott Woods – 41 votes

Due to work demands, Ray Segura has withdrawn. Another election will be held to fill this vacancy.

Randall Munsch stated that if their lot is looking like it needs mowing to let them know. They are trying to clean it up and want to keep it clean.

Meeting adjourned at 3:15pm Dennis made the motion and confirmed 1st Larry Donaldson and 2nd George Conces.