

WoodRidge Estates POA Mid-Year Meeting

February 25, 2018 at Waring Fire Dept. Meeting Hall

Meeting started at 2:05pm

18 lot owners were represented at the meeting.

Larry Myers, President, opened with updating the members about the camera security system. There were test problems with the license tag camera and additional technology was needed to complete the system. The cameras that were up have been taken down and that company has withdrawn. Larry felt that they low balled us and were not able to complete the installation by November 18th.

His church has a camera system. Larry is working with their company named Interface. The old company price was \$2,800 and Interface's price is \$6,100 but this does not include the pole. The license plate camera must be at a 30% angle so a Z configuration putting the camera over the easement may be possible. The general view camera is set high on the pole.

He has also meet with Ricky Pfeiffer, Kendall County Road Supervisor, to ask if we could put the pole with the cameras in the county easement area. He said no, due to liability reasons.

Jane Barrett had an idea of placing the cameras at the Community Lot. We have electricity there and the systems could possibly use Wi-Fi through Direct TV.

Diana Kane stated that if we used that location the first 4 houses would not be covered. Larry agreed and that is why we have not ruled out using the Armstrong's lot for a new camera system.

Larry Donaldson asked if the Z system would bring it closer to the road and Larry said yes. Tex Welch added that the POA had not spent any money on the failed camera system.

Larry Myers also updated the members on the State Farm Insurance policy stating that we are looking at 2 other companies. State Farm works on a line item basis, whereas these other companies have a bucket system. Beth Welch added that State Farm line items had obsolete pricing. Larry Myers added that these 2 companies have officer coverage that covers previous POA officers. One company is priced at \$1,900 and the other is at \$2,300. Tex Welch asked if the ACC would be covered along with any prior POA officers. Larry Myers said yes, and that is why we are considering these other companies.

Agenda Item #2 - Beautification Committee – Diana Kane, Chairmen presented that there were no activates since the last meeting and no activities planned for future dates. A Spring Clean Up will be planned but there is no date as yet. She asked if anyone else wanted to join the Beautification Committee. If anyone wanted to join, they could contact her or Mary Lavato.

Agenda Item #3 - Welcome Committee – Dawn Woods, Chairman presented Dessert on the Driveway & Easter Egg Hunt information. She presented *the attached flyer* which will be placed in the kiosk. March 24th is the set date and the time is 5 pm to 7 pm at the Clayton and Kristina Patton's house. Please bring food & share!

Agenda Item #4 - Emergency & Phone List - Amy Schwierking presented an example and brought extra phone lists. Beth has emailed out the most current to the members. To be in the phone directory you need to complete the form, she held up the form, (*see attached for form*) and send to woodridgeestatesintx@gmail.com. At the bottom of that form is the section for the Emergency Contact info. When you complete that section, you are placed on a phone tree where captains will call you in case of an emergency. Also use this form to make corrections or any changes to your information.

Agenda Item #5 - Architectural Control Committee (ACC) – Scott Woods, Chairman – Scott introduced the other members on this committee. John Condit was present, but Jarrod Wiggins was not able to attend. There were 5 submissions, and all were approved. One complaint was filed by Dennis Kane about the R/V parked at lot 42 on Sonoma Ridge. Scott stated that Shayne & Jolea Butler had asked permission to have the R/V prior to its arrival and it was granted. *See attached Scott Woods detailed notes that he read to the members address this issue.*

Scott also addressed the “Fencing Code”. Scott has been on the ACC for 2.5 years, starting 2015. When first elected, the prior ACC did not pass on a written fencing code on to the new ACC members. In Sept 2017 the ACC voted on and passed written “Fencing Code” requirements. *See attached Scott Woods detailed notes regarding Fencing & Fencing Code.*

Agenda Item #6 - CC&R Revision Committee – Jennie Segura home with a sick child so Beth Welch presented. Beth stated that nothing has been done from the last meeting until now because everyone wanted to enjoy the holidays without interruption. The current idea is to combine the CC&R’s by comparing them line by line and combining them all into one. In reality, the one set will be an administrative reformatting with no real changes. This idea came from Martin Watson and sounds like the best option for it will appease all in the subdivision and put us on a better footing with real estate agents and potential buyers. Any differences will both be addressed in the new document, so no one can say we altered what they had originally agreed to. Having a legal transcriber put the docs together would be worth the money. Beth did not have prices on the cost of this service. Martin Watson volunteered to find a person who would do this for WoodRidge. Beth asked if anyone wanted to join this committee.

Agenda Item #7 - Treasurer’s Report – Jane Barrett, Treasurer – Jane opened with the CPA we used last year cost us \$400 and we now will be using Ed Patton, CPA of Waring at a cost of \$200 which means we save \$200. She then reviewed the Treasurer’s Report January – December 2017 (*see attached*). Dennis Kane asked if all Maintenance Fees were paid and Jane answered Yes.

Agenda Item #8 - Open Forum – Dennis Kane spoke about how the consistent enforcement of the CC&R’s relates to litigation and property values. He opened with George Mason University of Northern Virginia did a study that found that property values were 15% higher in a HOA. Bylaws and CC&R’s were designed to protect property values. We should not pick & choose what certain people what enforced or not. We should not make exceptions but, if an exception is needed it should be issued in writing stating purpose & date. This should be posted on line. Dennis said that the state exempts the ACC & Board of Directors from being sued, only the organization would be sued. You sign a contract at settlement binding to the Bylaws & CC&R’s, any member can file suit against the organization. California has 200,00 to 300,00 contract law suits. Bob Lavato stood up and asked, what are you talking about? Dennis answered we signed & accepted the Bylaws and CC&R’s and therefore signed a contract. Dennis stated the old regime was too strict. Dennis agreed with Scott Woods that we need to look at the

attributes of the lot in making decisions. Tex stated the old regime applied the rules in an 'arbitrary and capricious manner.'" Dennis gave his definition of Arbitrary & Capricious. Jan Watson asked Dennis what is your point? Dennis gave the example of the RV, we do not want vehicles parked all over the place. Someone stated said they got permission to have the RV. Dennis stated is was not a waiver & not in writing.

Dennis then shifted to the CC&R rewriting. He stated we need 42.7 votes for the 70% requirement for change as per the state statutes. There are major & mutual errors in the CC&R's sets and this needs to be accomplished. Greg Schwierking stated that Dennis has good points but reformatting the docs is the way to go. Tex said after that then make amendments. But Amendments take 70% of the 62 lots, to get that is very hard. Because 70% of 62 lots is 43.4 votes, trying to get the needed votes is nearly impossible. He stated Amendment #1, which may or may not be a good idea because it may be contrary to state statutes, is to take 70% of those who voted, not all 62 lots. Lauri Heczko said this has been going on for 10 years. Martin Watson said he would price on getting the CC&R's re-written. Tex motioned that Martin Watson to get this information and Bob Lavato 2nd it.

Larry Donaldson motioned that Board of Directors to form a committee to rewrite the CC&R's and said we must write up a formal resolution to this effect. The Board asked the members who was interested on being on this committee. Martin Watson will be Chairman, Clayton Patton, Karla Anger & Dennis Kane will be on this committee. *See attached Resolution*

New Business – Dennis Kane brought up about the Pavilion on the Community Lot. Larry Myers said it has been put aside due to resources & time going towards the Security Cameras & Insurance. Dennis asked for the idea of onetime assessment for this Pavilion project. Tex said we have discussed that option along with pay up front or ½ now & ½ later.

Martin Watson stood up and discussed his thumb cutting accident. We have an Emergency phone tree but the needed immediate help from the fire department is about 30 min out. Amy Schwierking said we could adapt the phone tree to help until the fire department arrived. Karen Donaldson motioned that the Board of Directors put together a committee for this this – Emergency Committee. Tex Welch 2nd this. The Board of Directors asked who would like to be on this committee? Martin Watson will be chairman, and the committee will also have Dawn Woods, Clayton Patton, Tex Welch, Jan Watson, Laurie Heczko, Chris Anger, Dennis Kane, Angela Condit, Sandy & Gary McCready, Karen Donaldson, Mary Lavato, Beth Welch, and Peggy Arnold. *See attached Resolution*

Tex asked who found Glynn Underwood's dog? Peggy Arnold said she did and then called Shayne Butler who took it to Joshua Creek.

Meeting adjourned at 3:20pm Larry Myers made the motion and confirmed 1st Karen Donaldson and 2nd Tex Welch.

Attached is the hand out on properties sold.

Beth Welch, Secretary
WoodRidge Estates POA