

Minutes for the WoodRidge Estates POA Open Board of Directors Meeting

The meeting was held on Wednesday July 11, 2018

at Bob & Mary Lavato's 1112 Kendall Jackson.

The meeting started at 6:05pm with 10 lot owners were represented.

The Secretary opened the meeting with the announcement that the Annual Meeting will be held September 16th from 2-4pm at the Waring Volunteer Firehouse. This date was chosen to keep with being consistent with last year's meeting date. Ballots will be mailed out August 15th. Bio's for the three (3) open Architectural Control Committee positions will be due to the Secretary no later than August 10th. Reminders about getting the members bio in will be emailed out 2 weeks before, July 27th and 1 week before, August 3rd.

The meeting was then turned over to Larry Myers to bring the members up to date on the status of the Security Cameras. The first plan did not go through and now the Armstrong's house is up for sale due to Mr. Armstrong is very ill. Their house was going to provide the electricity and pole for the camera. Dennis Kane and Larry Myers attended a HOA Attorney Meeting in San Antonio and the Attorney said we could not monitor our own system.

Dennis Kane spoke up and explained that the Residential HOA seminars are free of charge and are given by Pulman, Cappuccio & Pullen law firm. The second seminar he attended with Larry Myers, about 50-60 HOA's were represented. The question was posed to the lawyer that we are putting up a security camera at our kiosks. The lawyer asked who is going to review the video and stated that only a licensed video firm can review. Cameras can be put on your private property. Dennis referred to Texas Occupations Code Title 10 Chapter 1701. In Dennis' opinion, the HOA liability insurance, we would be outside the State Statues.

Larry Myers stated that we, the Board of Directors will check into this with the HOA's insurance company and an attorney. We are back to square one on getting quotes and finding a security company. Tex Welch noted that the new system will be more expensive than before. Jane Barrett asked if we could rent the cameras, something to look into. Beth Welch added she attended the June Prepper Meeting on Crime and Gangs and the Kerrville Police officer stressed the importance of obtaining vehicle license tags.

Larry Myers asked the members ... what do you want to do? Beth added that at the last discussion on this topic the Community Park was a 2nd location we considered for there is electric or 3rd location was to pull electric from the road, FM1621. Mary Lavato asked if we could install a gate, Larry responded that our roads are public not private. He stated that if we gated the road, the HOA would be responsible for maintenance of the road. Dennis Kane offered solar as an option. Larry Myers said the bid he got from his church's security company was \$7,200 and that camera did ID vehicle license tags. Tex Welch asked what is the monitoring fee? Larry was not sure. Larry closed discussion with we are back to exploring options.

Open Forum:

Greg Schwierking asked what is the hang-up with the security system? Is it a question of who is monitoring the video? Larry said he spoke with Security One and they said they will provide camera but will not monitor the camera. Dennis Kane said we only need to look at a designated day & time. Greg asked what would be wrong if no one monitored it but only give the SD Card to the authorities? Larry noted that is what we were going to do before, no monitoring just pull the thumb drive.

Gary McCready said he noticed the asphalt company on the access road going into Comfort has Solar Cameras. He will check it out.

Tex Welch stated this all points to further discussion at the Annual Meeting.

Dennis Kane stated that one of the front pillars is off set and we need to hire someone to fix it. Greg Schwierking said we can fix it ourselves. Greg asked about our Community Well, the parts and tanks. When were they last looked at and make sure they are in good repair. Ray Richeda has been overseeing this and stated that 4 or 5 years ago they drained, repaired and resealed the inside of the cement tank. Greg said maybe it needs to be drained and Larry added flush the line too. Greg asked if Joe could use our water to fill the fire truck so the well gets used.

Larry Myers noted that the roads are exceptionally trashy. Greg explained that when the drilling for oil moved to West Texas the oil guys are using our roads more. Texas Myers added we need to get out and clean them up.

Amy Schwierking brought up the idea of a "Book House" at the front kiocks. Beth Welch added the Community Park would be a good location but to watch for snakes & scorpions. Greg Schwierking said it could be build out of scrap wood.

Mary Lavato told of 2 rattlesnakes on their property, one sprawled out just under the patio door that she almost stepped on.

Mary Lavato announced that today was their 48 year wedding anniversary on their first wedding.

Dennis Kane said we should adopt a policy on assessing fines. All the Board has to do is write it up, get it notarized and file it in County Court.

Jane Barrett asked about having Chicken Coops to be voted on at the Annual Meeting. Beth Welch explained that Martin Watson will be updating everyone on the CC&R's. Any vote to change needs 67% votes.

Meeting ended at 6:50pm