

# WoodRidge Estates POA Annual Year Meeting

September 16, 2018 at Waring Fire Dept. Meeting Hall

Meeting started at 2:10pm

16 lot owners were represented at the meeting.

Larry Myers, President, opened the meeting with asking if all members had read and agreed with the minutes from the past meeting. Karla Anger motioned to approve and Larry Donaldson 2<sup>nd</sup> it.

**3) Larry Myers to report on Cow Creek Groundwater Conservation District.** Larry presented a graph of the water levels that he obtained from Cow Creek that shows the water level from 2005 till now the water level has gone down 22'. He asked if the members would be interested in hearing a presentation from Micah from Cow Creek. Hand raise showed 9 were in favor.

**4) Beautification Committee** – looking for volunteers. Larry Myers asked for volunteers and Laurie Heczko asked what are the responsibilities? Mary Lavato answered, watering plants, spent very little money, planting cactus & bushes/flowers at common lot. Scott & Larry planted trees & Texas Sage at front entrance. Laurie volunteered and so did Chris Anger.

**5) Website Committee** – looking for volunteers. Larry Myers asked for volunteers and Amy Schwierking stated that Hadley Schwierking would be glad to continue with providing support for our website. She is working on her Master's. Some of the members spoke of getting her a gift certificate to show our appreciation.

**6) Welcome Committee Report** – Dawn Woods, Chairman, presented but first asked if there were anyone who would like to join this committee and Chris Anger volunteered. Dawn continued to tell of the following events that have been planned. 1) Sheriff's Night Out Oct 2 Tuesday 7-8pm at the front Kiosk, 2) Octoberfest/Halloween Oct 27 Saturday 6-8pm at Jennie Segura's (costumes optional), and 3) Hay Ride Oct 31 Wednesday 5:30pm Shayne to pick up. Send your emails to WoodRidgeestatesintx@gmail to let Shayne know what houses will offer candy and which houses will have children for the Hayride. Jennie Segura will provide glow stick necklaces for the children. So far Kristina Patton will be one of the parents on the hay ride. Looking for location to have the Christmas Party, usually held between Thanksgiving and first 2 weeks of December. Beth asked Dawn about the website & password. As Dawn was putting up the password on the erase board Beth spoke of the houses that had been sold since the last meeting. See attached handout.

**7) Architectural Control Committee Report** – Scott Woods, Chairman, started by thanking John Condit and Jarrod Wiggins for serving on the committee. There were 11 requests: 1 new construction home, 5 gate/fence, 2 accessory building, 1 landscaping & 2 misc. variance requests.

**8) CC&R Revision Committee Report** – Martin Watson, Chairman, presented that all four documents have been retyped into one, including all information with no changes. Next step is to create an index, Karla's idea, and go through and remove repetitions and out of date info. (ie private roads). Legal help will be needed for it is so outdated. Larry Myers stated that according to the ByLaws this committee was formed for one year then dissolved.

**9) Treasurer's Report** – Jane Barrett Treasurer, presented. Now 2 pages and on page 2 has a break out of dollars, see attached report. She also stated that with the new CPA he charged half of what we paid before, and he does an audit of the books each year too! Jane has the certificate of the audit.

**10) Yearly Maintenance Fee** – Larry Myers spoke to raise the fee from \$120 to \$150. Discussion raised that the camera was a lease of \$1,500 per year that included upgrades to the camera system and unlimited Cloud data storage. Motion to raise the Yearly Maintenance Fee to \$150 was made by Jan Watson, seconded by Mary Lavato and approved by members by majority vote.

**11) How to improve information flow and timeliness to the members prior to the meeting** – Larry Myers passed out and discussed a handout that stated the procedures that the Board of Directors put together, that will be followed. See attached handout. Beth Welch noted that this was to provide the members ahead of time with information that was going to be discussed so they would be better prepared for the discussion and not caught off guard.

**12) 3 or 5 minute time limit on Open Forum Presenter's** – Larry Myers asked the members either it should be 3 or 5 minutes. 3 minutes was agreed upon.

**Greg Schwierking and Karen Donaldson counted the votes for the ACC and Camera. Greg gave the results. 68% turnout on the ACC - John Condit, Clayton Patton and Shayne Butler will be the new ACC. Camera 60% Yes & 3% No.**

**13) Open Forum** – Larry Myers opened with asking John Condit to comment on what he found out about the camera. John said all is good, one minor question to be answered.

Larry Myers explained who would monitor the camera. The Board of Directors President and the ACC Chairman would be the only 2 people who have access to the camera data. Data would be pulled only when an incident occurred. John Condit asked about maintenance and Larry Myers confirmed that there would be initial pulling of data to confirm that it is working properly. Larry Donaldson asked how would data be obtained & checked for accuracy? Larry Myers we would take a section of time to download on the computer to see vehicles & license tags. Karla Anger asked about what tags would be reported, Larry Myers responded the police will sort out that data.

Larry Myers also spoke about weather and preparedness. Larry asked if people were interested in a Go Bags and Prepper Information Talk like was presented before by Tex Welch at the Church. Larry sited the fire several years back where they had to get prepared to evacuate the subdivision. 12 people were interested. Will sent out an invite and will need to RSVP. Tex Welch stated that it will be about 35 min talk and bring your Go Bags.

Karla Anger spoke about Secret Ballot, to keep or not? Need to have a way to make sure there is not double voting. She sited Senate Bills 864 & 1168, that Secret Ballots are not required by either bill, but up to the HOA. If we choose to have Secret Ballots we are to adopt rules to reasonably ensure that a lot owner cannot cast more votes than the lot owner is eligible to cast. Dennis Kane state that Ray Richeda had the idea of 2 envelopes. Beth Welch stated that Karla's method has a double-blind system, so no lot can cast more than one vote.

Beth Welch asked if any members would be interested in taking a CPR & First Aid class from Joe Paolilli there at the Fire Hall. She will put out an email with suggested days & times.

Meeting adjourned at 3:05pm motioned made by Tex Welch and seconded Bob Lavato.

Reported by,  
Beth Welch, Secretary  
WoodRidge Estates POA