

WoodRidge Estates POA Mid-Year Meeting

February 24, 2019 at Waring Fire Dept. Meeting Hall

Meeting started at 2:00pm

13 lot owners were represented at the meeting.

Larry Myers, President, opened the meeting with reconfirming that email is our primary means of communication. He reminded the members not use the WoodRidge member personal emails to blast others. If you have a complaint send it to the WoodRidge Board of Directors. Thank you to Hadley Schwierking for setting up the gmail Blind Copy feature that Beth now uses.

1) Special Speaker: Bandera Electric to speak on Fiber Optics as it pertains to WoodRidge. Alan Marshall of BEC spoke of the Fiber Optic line that is being run from Waring to Comfort. The Broad Band will be initially brought in at the WRE Community Lot & strung on the existing line where the Utility Easement is. If the main line is brought in to the subdivision it will be micro trenched, and the charge is \$1,200 per month over 3 years which, potentially, could be offset by at least 25 members committing to purchasing services. These details would be finalized before WoodRidge would commit to this. Each home owner is to pay for their own cost of the line from the 'box' to their house. Larry Donaldson asked if the line at the Community Lot would be overhead or underground. Alan said overhead. Laurie Hecko asked who to call for cost. Alan referred her to banderaelectric.com. Brady Stephenson asked when will it be working for WRE? Alan said probably not for a year. Greg Schwierking asked about the capability of the fiber optics line and Alan said up to 1 gig.

2) Beautification Committee Report – Laurie Heczko & Chris Anger present. Laurie told of the decorations of the front kiosk for Christmas and Valentine's day.

3) Welcome Committee Report– Dawn Woods summarized the 4 events since our last meeting: National Night out – Kendall County Sheriff personnel and Waring Fire Dept in attendance, Octoberfest/Halloween – Thank you to the Ray & Jenni Segura, for the new Halloween hayride – Thank you to Shayne & Jolea Butler and Christmas Party – Thank you to Glynn & Jayne Underwood. Next event is Spring Potluck – Picnic style on the common lot located between lots 5 & 6 on Kendall Jackson. Date of Spring Potluck Saturday, April 6th at 12 noon...Rain date the day after on Sunday. There will be a Welcome Committee members: Planning Meeting on Tuesday March 5th, 10 am at the Woods. Anyone is invited to attend.

4) Architectural Control Committee Report – Shayne Butler in for Clayton Patton, Chairman. Quiet year they fielded 2 inquiries from potential buyers about CCR requirements for new homes, approved a gate entrance on Kendall Jackson and addressed one complaint about construction work on Kendall Jackson.

5) Treasurer's Report – Jane Barrett Treasurer, presented the attached Treasurer's Report Jan-Dec 31, 2018. There is one outstanding lot owner who has not paid their 2019 Maintenance Charges and the board is following the CCR procedures to collect that fee. The Management Certificate has been updated and re-recorded at the court house.

6) CC&R Revision Report & Discussion – Martin Watson. The importance of updating the CCRs is to bring into compliance with the State of Texas. The four documents are now consolidated into one document with 16 fewer pages. No words changed and due to fewer pages. Because there were fewer pages estimated cost to consolidate the four editions of the CCR's was \$800 was reduced to an actual cost of \$552. This document is now in Word and easy to edit. There are 27 spelling mistakes & 30

punctuation mistakes in the old documents. The new document will have any future changes highlighted or shaded for ease of members to compare the old to the new, proposed changes. Voting is an issue and varies through out the document. Larry Donaldson asked what is the voting hurdle to get this approved. Martin said the WRE doc says 75% but Texas only required 67% and that overrides ours, and with a 2nd meeting we can get this accomplished. The new and old documents will need to be certified mailed to all members. Anticipate 1 ½ years to get this done and get through a lawyer's review.

7) Open Forum – Larry Myers declared we were moving on to Open Forum. Shayne Buter asked how the camera was working. Larry Myers said good. When it rains he goes out and cleans off the lens, but it appears that is not needed. At night, the camera was not catching all the tags well so he contacted Flock and readjusted the camera. Now, it is much better. Tex Welch said we should thank Larry for all his work and everyone clapped in appreciation. Mary Lavato introduced Brady & Amy Stephenson and Brady stated they are looking forward to start building this year. Mary also pointed out Brandon Rusch who reconfirmed that if anyone is interested in extending their fence higher on his side, he would split cost 50/50. Brandon asked to have members contact him by email at bdr@hctc.net. Laurie Heczko asked about having chickens. Martin answered that per Federal Law each household was allowed 2 chickens for they are considered household pets.

Meeting adjourned at 3:00 pm motioned made by Matin Watson and seconded Dawn Woods.

Reported by,
Beth Welch, Secretary
WoodRidge Estates POA