

# WoodRidge Estates POA

## Open Board of Directors' Meeting

July 16, 2019 at 75 Zinfandel (Larry & Texas Myers)

Meeting started at 7:08 pm

14 lot owners were represented at the meeting.

Larry Myers, President, opened the meeting with September 15 is the better date for the Annual Meeting due to there was something going on at Waring Fire House on the 22nd. All agreed that the 15<sup>th</sup> was an acceptable date. Beth Welch, Secretary, stated that she would be putting out an email announcing this and to make members aware that there will be 6 positions open to vote on this year.

Larry Myers also reminded the members that email was the primary means of communication.

Clayton Patton, ACC Chairman, stated that if you have a complaint to go through the WoodRidge gmail. In that gmail state the lot number, address & explanation of the violation. You can also email the ACC committee members directly. Shayne Butler, ACC Member, said that they are in the WoodRidge Directory.

Greg Schwierking asked if members could use the US mail to submit their violation. ACC said yes but using the WoodRidge Gmail was preferred. Tex Welch said using email the ACC could keep track easier and anyone can email anyone at any time. Shayne agreed and Jennie Segura agreed but added that it becomes harassment and legal action can be taken if that person continues with the emails if asked to stop.

Mary Lavato related that Andres Lavato does not want Jan Ellis emails. We live in a wonderful neighborhood where neighbor helps neighbor. Peaceful & happy.

Beth Welch stated to stop getting unwanted emails you, the member, needs to contact that person directly and tell them to stop emailing you.

Larry Myers opened the meeting up to Open Forum.

Jane Barrett opened as a member - that this is a loving neighborhood. Our neighborhood is beautiful, some are in the process of improving their property and there are backhoes & equipment on their land. I have no problem with this; I don't consider that breaking the rules as their projects are ongoing. I do not want to live in a community where I have to worry about some self-appointed warden driving by and inspecting my property with pen in hand. This is not allowed and is illegal. Who decides what is slightly & unsightly? We are not a private residential subdivision; we are a community of property owners on a Kendall County public road. I'm tired of a few people taking it upon themselves to cause trouble in our neighborhood. We all know who the culprit is and why; she refuses to accept that the good people here voted her and her dictatorial policies out. She has attacked me personally thru my email account about my bookkeeping skills and expenditure of our monies. When I offered her to check out the books with a witness present, she did not show up. I recorded all this at the time in the official

records of the POA. This person emails to selected members of the community are a way of causing discord among us all. This is childish petty behavior and it has to stop!

Dennis Kane asked, can a member be anonymous when submitting a complaint? Dennis said per the Statutes you can not tell who filed the complaint. Tex Welch, stated what statute, provide the statute.

Dennis Kane stated that if a member has constant violations should we wait on the ACC or bring the violation to the ACC attention? Shayne gave the example, if they ask a member several times, but nothing is done, then the ACC would then go to the President. Clayton, we are not the police of the neighborhood. Shayne ACC are not the police, better for neighbor talk to neighbor. Clayton we are volunteers. Voice of the neighborhood needs to vote on if they want the ACC to police.

Laurie Heczko – There is a difference of opinion on what is unsightly vs not unsightly. I don't believe in going after a neighbor unless it is something very glaring.

Jane Barrett – brought up about a trailer behind a house, but on the bend of the road you can see it, but it is behind the house. Dennis if 2 trailers you have to move them.

Dawn Woods – If there is something that bothers you talk to your neighbor. That is being a good neighbor. Thank you to Bill & Laurie Heczko for hosting the Gumbo Party.

Tex Welch – the new ACC has the policy of being neighborly, they talk to the neighbor and work with them so all parties can come to a agreement.

Shayne Butler – if a member will not allow you on their property, the ACC will not trespass on that property.

Larry Myers – He gets a lot of phone calls on police, fire, animal control issues and we are not the ones to resolve this issue, call the appropriate authorities.

Beth Welch – Diana Fernandez asked the Board to address her complaint regarding children driving ATV's up and down the neighborhood roads and she is concerned about their safety. Beth responded that WoodRidge has public county roads and this is a matter for the county authorities not the Board. All WoodRidge Estates roads are public county roads. We the Board or ACC has limited power and to please contact the proper county authorities. We are not Fair Oakes for example, that has their own police & fire departments besides their own zip code.

Greg Schwierking – Past ACC enforced the rules contrary to the current ACC. Can not reverse past ACC decisions? Larry Donaldson responded, as to precedents, the ACC has plenary power to decide as they see fit. Prior decisions do not set a precedent binding the current ACC. I am for liberty and I pursue my own happiness. I think that is what most people want. I am not for trying to pick fly specks out of pepper. Gross and continuing violations need to be addressed, but short of that, I say live and let live.

Dennis Kane – what if someone builds something different than what was approved by the ACC. Shayne, if built as per specifications ok, if not it needs to be corrected or torn down.

Mary Lavato – We have been here 11 years. Our neighborhood had a bad reputation, toxic, because of how Jan ran the neighborhood. New leadership in the community has changed this to positive.

Brady Stephenson – All have been very welcoming people, next year they will start building. My perspective on people is positive intent. I agree to go to the neighbor and talk to them. Live and let live.

Tex - Jan's so-called open letter may look good at first take. However, the open letter is really about Jan and others wanting a return to the ways of the old ACC so they can go around like the Gestapo and trespass on our land to "inspect our properties". They want the ACC to drive around and report these "horrible transgressions". Some people like Dennis advocate for that. As Jan said, "...Without us to hold the line, this neighborhood would become a ghetto..." After the "ACC for Life" was ousted, the new ACC's brought peace to the neighborhood. I would rather live in peace and happiness and have to tighten up a few things every now and then instead of the hateful ways of old. The old ACC and Board, from their exalted position blasted down their decrees and applied the rules in a capricious and arbitrary manner. *Chip Bueche's lot with the mounds of rocks.* They ignored, or embarrassed, or intimidated, anyone who opposed them and always drowned us all in venomous, hate-filled, unsolicited emails that did little or nothing to solve the problem. In fact, realtors used the word, "toxic" to describe the neighborhood back then. While we all know that our vote counts just as much as any other vote, Jan does not. After discussions, votes, presenting the laws of the State of Texas, and whatever else, Jan and her little cabal still refused to accept those discussions, votes, and laws if they were counter to HER opinion. If we return to the old ways of the board and ACC, understand that in Jan's world only her opinion counts. The rest of our opinions do not. In Jan's world, this fact drives everything she does and is behind every keystroke when she exhibits her keyboard courage. Finally fed up with Jan and her cohorts, the members did away with the "ACC for life". More importantly, the members held a special vote to retain Jan in office or to remove her from office a year early. The FACT is that vote was THIRTY-SEVEN (37) to remove her and ZERO (0) to retain. Please remember this when we vote for new board and ACC members in the fall. Thank you for your time and patience.

Laurie Heczko - Jan made my life HELL, was going to call an attorney. Don't want this to happen again. She can't be allowed to act like this. No good can come from this. Don't want her to get a foot hold again. Come September think about this.

Tex Welch – there are 2 types of people: People that choose to be happy and Petty people who choose to be unhappy.

Beth Welch noted that Laurie Heczko was a past president.

Larry Myers – I quit as president after working with her for one & three quarter of my term, I could not work with her because she was too difficult, she constantly complained and had to be the boss.

Meeting adjourned at 8:10 pm motioned made by Tex Welch and seconded Jane Barrett.

Reported by,  
Beth Welch, Secretary  
WoodRidge Estates POA

