

WoodRidge Estates POA Annual Year Meeting

February 23, 2020

The meeting started at 2:00 pm with 12 lot owners represented.

Gary McCready, President, opened the meeting with asking the members to introduce themselves.

Agenda item #1 - Gary then asked Joe Paolilli, Waring Voluntary Fire Department Chief, to discuss checking the water tank valves on the members water tanks. Valves should be NH fitting and standard is 2 ½" some may be 4". When the fire dept responds to fire they bring 3500 gallons. One fire took 10,000 gallons. Gary asked if members were interested and everyone in the room agreed. Beth Welch, Secretary, will send out sign up email with day and time for members. Construction Tab on the WoodRidge Estate website with disclosure was not discussed.

Agenda item #2 - Beautification Committee Report – Chris Anger presented for Laurie Heczko, Chairman. They enjoyed decorating the entry way and surprises coming. They are organizing WoodRidge Estate Clean Up day before it gets hot. Shooting for 1st Saturday in March. More info coming. May also coordinate Pot-luck lunch with Clean Up day in the community park. Registered for National Night Out - October 6th.

Gary commended AJ Patton for his 2 awards – 2020 CES Spelling Bee and Project: Where Would We Bee Without Pollinators? Handouts were circulated. See Attached.

Agenda item #3 - Welcome Committee Report – Dawn Woods, Chairman. She recapped the social events that took place in 2019. April – Picnic was rained out & so was rain date. July – Cook Off held at Bill & Lauri Heczko's home with judging Gumbo, Side Dishes & Cookies. October – National Night Out with many First Responders & perhaps our largest attendance for that evening yet. October – Oktoberfest/Halloween held at the home of Jane Barrett, Ray & Jennie Segura. This has become a tradition! October – Halloween Hayride hosted by Shayne & Jolea Butler and the weather cooperated this year! December – Christmas Party provided by Gary & Sandi McCready at their home. It was a beautiful catered afternoon with Santa visiting the children and passing out gifts to each provided by the McCready's generosity. Dawn asked if any members would like to join the committee, host an event and/or have any ideas for future events to contact her at scottwoods@msn.com. If anyone wants to be in the WoodRidge Phone Directory or Emergency Contact List to contact her.

Agenda item #4 - Architectural Control Committee Report – Chris Anger, Chairman. One fencing request that was approved. Two house construction requests that were approved. Several complaints, all but two have been resolved. One of the complaints we expect the owner to bring their property into compliance and the second complaint at 420 Kendall Jackson has not been resolved and the ACC is now turning that issue over to the Board for consideration.

Agenda item #5 - Treasurer's Report – Beth Welch presented for Jane Barrett. See Attached.

Agenda item #6 - Open Forum – Gary McCready stated that the first three properties as you come into WoodRidge are not part of our Association therefore do not have to adhere to our governing documents. Martin Watson has been working on combining the 4 sets of CC&R's into 1 working document. The only thing that has changed are the spelling errors. The wording has not been changed.

Gary also explained that the ACC Committee has been trying to resolve an ongoing violation at 420 Kendall Jackson, that has been taking place for the past 2 + years. They have exhausted their resources and have asked the Board to aid in resolving this issue of excessive trailers, van, & food truck on their property to follow the CC&R requirements. A Registered Letter has been sent and received. The property owners removed the vehicles/trailers but after a week they returned them to the property. The ACC recommends that an attorney be involved to resolve this issue and has asked the Board for their permission to proceed with inquiring about the way ahead with an attorney. The Board agreed and will meet with the ACC to further discuss this matter.

Dawn Woods presented the WoodRidge Estates Library to be placed in the common lot near the picnic tables. Safe location. The cost is \$500 and members can donate adult & children books to fill the library. Martin Watson asked it was weatherproof and Dawn said they would douse it with water to make sure and add a metal roof or shingles. Beth Welch confirmed all members present were in agreement with this project and asked for a follow up with a show of hands. All agreed that it would be funded with member donations. See Attached.

Beth Welch closed with a big THANK YOU to Gary & Sandy McCready for the wonderful Christmas Party and special treat of having Santa with gifts! All members agreed with applause!!

Meeting adjourned at 2:50pm Gary McCready made the motion. It was seconded by Larry Donaldson and Larry Myers.

Reported by,
Beth Welch, Secertary
WoodRidge Estates POA