

# WoodRidge Estates POA Annual Year Meeting

September 19, 2021 at Waring Fire Dept. Meeting Hall

Meeting started at 2:06pm

13 lot owners were represented at the meeting.

Lauri Heczko and Wally Kinney were asked to count the ballots for the election of 2 Board of Directors and 3 ACC Committee members.

Waylan Owens, President opened the meeting with asking for the approval of the 2020 Annual Meeting minutes. Ken & Julie Pons asked to read the minutes. Afterwards hand count was taken, and 11 lot owners approved the minutes.

Treasurer's Report was presented by Beth Welch because Secretary for Jane Barrett was unable to attend the meeting. Opening balance as of 1/01/2021 was \$34,723.03, income \$3,143.11 & expenses \$3,491.80, ending balance as of 7/31/2021 \$34,374.67. Also, the properties sold from October 15, 2019 – June 22, 2021 were 14 and three houses are being built. See the attached Reports.

Lauri & Wally reported that WoodRidge made the quorum of 12 for the Board of Directors – Beth Welch & Jane Barrett both received 27 votes each. But, the ACC did not make their quorum of 37. The votes for the ACC were: Chris Anger 27, Martin Watson 22 & Greg Gorang 27 votes, respectively.

Beth Welch stated that another ACC election will be held and information will be sent out regarding this. Waylan suggested handing out ballots at the National Night Out and going door to door. Lauri Heczko interjected how important voting is. Beth Welch stated we need to get our unity back like it was before COVID. We had get-togethers, holiday events, and great camaraderie!

The Welcome Committee information was presented by Laurie Heczko for Dawn Woods. June 27 was a great time at the social event that was held at the Common Lot. The next upcoming event is the October 5th National Night Out with the Kendall County Sheriff's Dept. A flyer will be posted in the kiosk. There will be a Halloween Hayride hosted by Shayne & Jolea Butler, as this event develops details will be posted. And if anyone is interested in

joining the Welcome Committee let Dawn or Laurie know. See attached Report.

The Beautification Committee information was presented by Laurie Heczko. Thank you for those who took out the old cactus by the mail kiosk and saved what was still good. It is growing beautifully! There are plans in the works for fall decorations at the kiosk and Christmas is right around the corner. Any suggestions or helpers are very welcomed, call Laurie at 210-445-7098.

ACC Committee Report was presented by Greg Gorang for Chris Anger was unable to attend the meeting. There are 3 home approvals with 1 pump house approval. 10 other misc. approvals. See attached Report.

Waylan stated that the well head is leaking and will be repaired.

Tex Welch asked Greg about ACC complaints. How many complaints were there? What type of complaints were there? How many different people submitted the complaints? Waylan said he would follow up on this and report back.

Waylan said 2 or 3 lots have complaints against them that are being a bit difficult.

2019 Comfort Bond Issue Update by Kristina Patton. The Comfort Bond that was issued 2 years ago the work is ongoing on security, maintenance issues, transportation etc. 13 million has been spent and they are on schedule for the year. A member asked how much was the original bond for? Kristina 37 million. If you have any questions email Kristina at [kristinamarie24@gmail.com](mailto:kristinamarie24@gmail.com).

Website report was presented by Brady Stephenson. He & Amy are building a house on the corner of Kendall Jackson & Merlot. Brady is working at USAA 10 years in IT and has been keeping the website updated with information from our events. Brady would like feedback from the members as to their ideas on improving/adding to the website. You can send your emails to [woodridgestatesintex@gmail.com](mailto:woodridgestatesintex@gmail.com).

Waylan discussed raising the yearly Maintenance Fee, currently it is \$132 per year. Need to make sure WoodRidge has plenty in the bank. Julie Pons asked if the roads were private or public – they are public, maintained by the County. Waylan suggested separating a Beautification Fee vs Maintenance Fee.

Tex Welch read a statement from Larry Donaldson. "I am opposed to raising the yearly Maintenance Fee. The POA has sufficient funds for reasonably anticipated expenditures. The Board should consider a Maintenance Fee

holiday for one year.” Beth Welch read CC&R’s Section 5.03 Initial Amount of the Annual Assessment, which states the Board has the authority to increase 10%. Anything greater there needs to be a Special Meeting held and the increase voted on by the members. Wally Kinney made the motion for the 10% increase and John Eckhardt 2<sup>nd</sup> the motion.

Bob Lavato stated enough of taxes!

Glynn Underwood asked Waylan what is a reasonable amount of funds to have? What is the target dollar amount? Waylan said we need funds to cover beautification, lawsuits, maintenance. Other members agreed, we need a target dollar amount. Kimberly Reeves asked, what do we maintain? Tex Welch stated that the Board cannot spend money without permission of the Association Members as per the CCR’s.

The discussion continued asking what is a reserve for a subdivision of our size and is there POA Insurance to protect us against liability? Beth Welch stated we have insurance through First Insurance Agency in Comfort. Waylan said he would look into this.

Wally Kinney asked for a vote on the 10% increase and the hand count was 14 passed and 5 opposed. There are 6 proxies that were counted.

Front Entrance Landscaping presented by Waylan Owens, President. To make WoodRidge entrance beautiful, this can be completed in whole or phases. These plants the deer don’t eat & stone is no/low maintenance. Waylan stated we need to assess a Maintenance Fund of \$100 per lot. This will protect our investment.

A member asked what is the cost of Landscaping? Waylan said it might \$4,000-\$5,000 perhaps lower.

Tex Welch read Larry Donaldson’s statement, “If a majority of members wish to pursue this proposal, a Special Meeting for that sole purpose should be called. I suspect the cost of any such project would greatly outweigh the value of visual enhancement, if any. The design sketch does not appear to me to be an improvement. In any event, the expenditure of POA funds beyond the POA’s ordinary ongoing expenses must have the positive vote of the membership. Many of us recall an ugly period when officers of the POA seemed to feel they could do pretty much as they pleased, and we must not start down that road again. Also, I’m not sure the POA owns the land shown on the sketch.”

Shayne Butler stated TxDOT owns that land. Larry Myers was asked if we own the land down at the kiosk, but only the land the kiosk actually sits on.

Larry we are buying it, and the property line runs down the center of the pillars, the other side is owned by Lot 1.

Waylan stated to reduce cost, members can donate time and plant material.

Bob Lavato stated the beauty should be inside not outside to draw in people. Beth Welch asked for clarification and Bob said he is concerned with the security of the POA and drawing attention to it.

Waylan said there would be a \$1000 consult fee if we do it ourselves.

Kimberly Reeves noted that they just had their back yard professionally landscaped, weed barrier was used and there was no guarantee that it would be maintenance free.

Julie Pons asked can there be more lighting at the tower? Waylan said he had solar ideas – moving the panels to other locations.

Attorney on Retainer for WoodRidge presented by Waylan Owens. He had spoken with Jessica at Thurman & Phillips, they are POA Specialists in San Antonio. They will **not** be held on retainer but will be there if we need them.

Regarding use of funds for an attorney if we needed to take action against a lot owner, a member injected that we will need a Special Meeting at that time to discuss with members on how to proceed if we cannot solve the problem ourselves. Another confirmed that we don't have any obligation to this attorney, do we? Also asked can they help with cleaning up the CC&R's and Bylaws? Waylan stated this will give WoodRidge a contact person in case a problem arises, and they can help us with the CC&R's & Bylaws.

Tex Welch read Larry Donaldson's statement, "Why on earth do we need to retain an attorney? If at any juncture the Board needs one, they can find one who specializes in the matter at hand."

Wally Kinney motion to hold Thurman & Phillips as WoodRidge's attorney, Tex Welch 2<sup>nd</sup> the motion.

Setting meeting dates for 2022 - Mid Year meeting February 27<sup>th</sup> and Annual Meeting September 18<sup>th</sup>.

Adoption of Secret Ballot Beth Welch & Linda Kinney. We discussed the need to provide a method of rules to safeguard the Secret Ballot process per Texas Property Code. This will be published at the mid-year meeting. The Committee will be made up of Linda Kinney, Beth Welch and Brady Stephenson to create and implement Secret Ballot rules to safeguard our election process. This motion was made by Tex Welch and Waylan Owens 2<sup>nd</sup> the motion.

Rewriting the Bylaws presented by Linda Kinney. We discussed the need to form a committee to amend the current bylaws. A Bylaws Committee was formed. The committee consists of Linda Kinney, Beth Welch, Brady Stephenson and Laurie Heczko. The committee will meet and submit a report at the mid-year meeting.

Waylan Owens motioned that this committee is to amend the current Bylaws and it will be submitted to the members for their approval. Wally Kinney 2<sup>nd</sup> the motion. And all agreed and no nays.

Oak Wilt Treatment presented by Clayton Patton. Clayton brought in a drill, syringes and Alamo Fungicide and proceeded to explain how to inject the trees. See Information handout.

In closing the Open Forum time was provided for members to discuss items not on the agenda.

Motion to end the meeting made by Tex Welch and Clayton Patton 2<sup>nd</sup> the motion.

Meeting ended at 4:05pm