

WoodRidge Estates POA Mid-Year Meeting

February 27, 2022 at Waring Fire Dept. Meeting Hall

Meeting started at 2:02pm

7 lot owners were represented at the meeting and no quorum was established.

Waylan Owens, President opened the meeting with asking for the approval of the 2021 Annual Meeting minutes. Jane Barrett posed the motion to approve the minutes and Waylan Owens 2nd.

Treasurer's Report was presented by Jane Barrett the Treasurer. Opening balance as of 1/01/2021 was \$34,723.03, income \$8,755.33 & expenses \$6,416.50, ending balance as of 12/31/2021 \$37,061.86. See the attached Report.

Welcome Committee was presented by Dawn Woods. Thanked the Kinney's for hosting a wonderful Christmas Party. In the spring we usually have Dessert on the Driveway with egg roll. And summer a Cookoff Party. If anyone would like to volunteer their residence to host either of these events or another event idea, please send to woodridgeestatesintx@gmail.com and it will be forwarded to Dawn. Dawn is looking for volunteer(s) to help her with event planning.

Dawn filled in for Brady Stephenson in presenting the Directory Form and explained if anyone wanted to be a part of the Directory &/or Emergency List to complete the form and you will be added. The form is on the Resident Information side of WoodRidge Estates website woodridgeestatesintx.com. If a member does not have the password to open the Resident Information side contact WoodRidge Estates email and you will be provided the password.

Beautification Committee was presented by Beth Welch for Laurie Heczko was unable to attend the meeting. Laurie asked if anyone had any suggestions on a project(s) for the Beautification Committee and if anyone would like to join the committee to contact her at 830-995-2230.

ACC Committee Report was presented by Wally Kinney. Only 2 items – 1) Lot 47 has presented their plans to build, 2) Maintenance was completed on the woodwork on the tower and mail station at the entrance to WoodRidge Estates. If there are pending items for review from the previous ACC, we do

not have documentation of those items and therefore we are not acting on them at this time.

Old business, Waylan addressed the following 4 items: 1) stated that the well head is not leaking but Swope Water Well needs to come out and check out the rusty fire attachment and give the maintenance checkup on the pumphouse and tanks. 2) Old ACC complaints will ask Martin Watson to write down and will pass on to Wally Kinney & current ACC. 3) Reserve that is needed depends on member needs. 4) A much smaller Landscaping plan for the front project will be represented to members when the proposal is received. The solar lighting the tower also waiting on that proposal and will be presented to the members. A member stated there is a difference between a new project (the members need to vote on to put into existence) and maintenance on an existing item(s) (which the board has authority to maintain).

Linda Kinney updated the members as to the rewriting of the Bylaws. The committee met and a draft has been completed – 17 pages to 7 pages. Will also go through the 4 sets of the CC&R's. Will be done by and presented at the Annual Meeting to discuss and review. Waylan reminded that we have Mike Thurman attorney as a resource.

Beth Welch & Linda Kinney on the update on the adoption of Secret Ballot. Per Texas Property Code, Section 209.0058 Ballots (a) Except as provided by Subsection (d), any vote cast in an election or vote by a member of a property owners' association must be in writing and signed by the member. (d) A property owners' association may adopt rules to allow voting by secret ballot by members of the association. If a WoodRidge Estate member would like to vote by secret ballot, they will present a 2 part ballot at the voting meeting, one section will be signed by the member and the other part that has the votes will be separated, both parts will be placed in separate boxes at the meeting for the vote counters to access & count these secret ballots along with the other ballots & proxies.

Open Forum: Waylan read a submission from Dennis & Diana Kane. Which addressed changing the Bylaws, Landscaping & Dark Sky policy.

Motion to end the meeting made by Waylan Owens and Larry Donaldson 2nd the motion.

Meeting ended at 4.00pm