

WoodRidge Estates POA Open Meeting to be held on July 10, 2022 at the Comfort Baptist Church 2-4pm

Agenda for WoodRidge Estates Open Meeting:

- 1) To discuss the attached Anonymous letter below.*
- 2) Open Forum*

On behalf of the Concerned Members of Woodridge Estates.

Several members of the Woodridge Estates POA have instructed an Attorney to look into affairs of the POA recently.

The first of which is the issue of the fence on lot 16. The fence code was that the fences had to be set back from the road a certain distance according to the covenants. The new fence however has broken these covenants. The lot owner was aided by the Board members by paying for an Attorney at our cost to allow him to break the Covenants.

The fence was obviously installed to enable the lot to be used for something. At the top of the lot is a gate leading to the ranchland behind it. The lot is owned by the same person that owns the ranch. If the lot is to be used for access then this is against our covenants and must not be allowed. General restriction 2.01 clearly defines that the lot can only be used for the construction of one main dwelling unit. We would like the gate to the ranchland removed to deny access from the lot. The path through the lot and gate could be used by the owner or any future owner to access a development on the ranch property including a trailer park, dump or whatever they want and its access would be through our neighborhood creating more traffic. As of this time the Board and ACC have shown no interest in protecting us and removing the violation on the lot. We would ask the President to inform all members that the lot owner will not be allowed to use the lot for access.

It has come to our notice that the last elections held were illegal. According to the Secretary of the POA not enough votes were cast for the election of the ACC candidates. This then led to a re vote. Two of the candidates names were removed by Beth Welch and she approached two others to fill the places. One original candidate was approached by her but not the other two. The original two candidates had to be on the ballot by law. This was an illegal act and therefore the election was tainted. A new election has to be held as the ACC is no longer a valid entity. The two original candidates who were removed illegally do not wish to stand again, therefor we ask for two more people to stand in this election as well as the existing 3 currently on the ACC.

The election for a Board member was also illegal. Having taken advice from Legal Council on this we bring your attention to the State statute. " A person who is a candidate in a property owners association election or who is otherwise the subject of an association vote, or a person who is related to that person within the third degree by consanguinity or affinity, as determined under Chapter 573 Government code, may not tabulate or otherwise be given access to the ballots cast in the election"

This means that Beth Welch has been illegally elected. She had access to the votes for her election which is obviously an illegal act. We would ask the President to ask for her resignation immediately. We have contacted the State of Texas and reported this to them and asked them to consider banning Beth Welch from any further position on a POA in the State of Texas. Obviously this is a serious situation, to have someone who is prepared to break State statutes to be elected to a POA board. She knowingly did this to make sure she was voted in. Obviously anyone who goes to such depths cannot be allowed to continue in a position of trust.

It is time that this was stopped and we are ready to do this for the peace of mind of all Woodridge members.

It is time for reform in the running of the POA and changes need to be made for the better. Many people have expressed concerns recently and we have decided to take action to address the problems here.

If you have concerns or wish to contact us please email us at WREHOAlert@htc.net

We will keep you all advised of the situation.

The Concerned Members of Woodridge Estates.