

WoodRidge Estates POA Special Board of Directors meeting
July 10, 2022 at Comfort Baptist Church

Meeting started at 2:08pm
17 lot owners were represented at the meeting

Beth Welch, Board of Directors member stated her purpose in calling this meeting is to discuss procedural changes to WRE election process and vote on the implementation of new election protocol to comply with TX state law.

- 1) The acquisition of a Post Office Box where the ballots are to be mailed. Location will be Waring or Comfort – Small Box \$31 per 6 months should be sufficient OR Medium Box \$42 per 6 months – Price to change July 10, 2022.
- 2) Creation of an Election Email where ballots can be emailed. *During the election process only the Election Committee to be made up of 2 members, will have access to this email address. Brady Stephenson will set up & give to the committee & tell them how to change/customize their password. This email address & PO Box will be reflected on the ballots.*
- 3) Creation of an Election Committee to be made up of 2 appointed members. The Election Committee 2 members will be appointed during the Mid-Year Meeting or any meeting prior to the Annual Meeting. The Election Committee will have access to the P.O. box where they will collect the sealed ballots & bring to meeting for opening & counting. The Election Committee shall have access to the Election Email where they will print out the emailed ballots & bring them to the meeting to be counted.
- 4) There will also be appointed 2 poll watchers at the time of the meeting. The poll watchers will not have access to the ballots.
- 5) This new protocol will take place at the September 18th 2022 Annual Meeting.

Appointed 2 Election Committee Members: Kimberly Reeves & Vitality Taryanik were asked and accepted at the meeting.

The Board of Directors voted unanimously to implement these protocols.

Beth Welch closed the Special Meeting at 2:15pm

Reported by,
Beth Welch, Secretary
WoodRidge Estates POA

WoodRidge Estates POA Open Meeting

July 10, 2022 at Comfort Baptist Church

Meeting started at 2:16pm
17 lot owners were represented at the meeting

Purpose of this meeting was to discuss the Anonymous letter and then Open Forum. Waylan Owens, President opened the meeting to discussion.

The meeting discussed the need to be open and transparent and to follow the law.

Points brought up:

- That the board & ACC are volunteers and have run unopposed at each election.
- The letter was keyboard courage
- If you have an issue with your neighbor, talk to your neighbor about it and try to work it out.
- These letters are frivolous-one other anonymous letter was received by ACC regarding rocks.
- Outdated Bylaws & CC&R's put WRE at risk, we need to update per TX state law.
- The Bylaws & CC&R's need to be amended
- We need to work together to accomplish the Bylaws & CC&R's updated documents.
- This letter is written by people who want to run the POA the in the manner they want to run it while they ignore the wishes of the members and while they ignore the requirement of the members to vote on appropriate expenditures of POA funds.
- Several members emailed the WREHOAlert@htc.net address that is in the anonymous letter but they received no responses.

Larry Donaldson asked Waylan is there anything in the anonymous letter that is factual and that we needed address. Waylan said "no, not to my knowledge and we depend on our POA attorney to guide us with the law and do our best to abide by it".

Beth Welch, Secretary asked for an Annual Meeting agenda item to be to discuss how to stay up to date with the State Laws, either by appointment of a member to update us or just depend on the attorney. Dennis Kane said that there are attorney firms that post online up to date changes in the law, we can access that information.

Linda Kinney informed the members that the Bylaws are down to 6 pages from 17. This will be presented prior to the Annual Meeting and voted on at the Annual Meeting. Next to work on the CC&R's.

Waylan called the meeting to end and seconded by numerous members.
Meeting Ended at 3:25pm

Reported by,
Beth Welch, Secretary
WoodRidge Estates POA