

WoodRidge Estates POA Annual Meeting

September 18, 2022 at Waring Fire Dept. Meeting Hall

Meeting started at 2:15pm

23 lot owners were represented at the meeting.

Guest speaker: Joe Paolilli, Waring Fire Chief. Drought exacerbated the fire season and they have blown their budget on repairs & equipment. Contact the fire department if you want or need help in burning your burn pile. Be sure to cut/clear a space around the burn pile, have water/hose available, call and report you are burning. To obtain water Fire Dept can use large water tanks and pool water. Call and tell Joe if you have large water tank and/or pools so they can keep record of extra water they can use in an emergency. To get to fires they have some people who have installed a lock box so they can access their gates or you can tell Joe your gate code and they will keep a record of it. Joe announced there is going to be a county-wide wildfire protection plan, public meeting at the Boerne Public Library on September 29th at 6 pm.

Waylan Owens, President asking for the approval of the 2021 Annual Meeting minutes. Wally Kinney made the motion to approve the minutes and Dennis Kane 2nd it. All lot owners present approved the minutes, no nay's.

Treasurer's Report was presented by Jane Barrett. Opening balance as of 1/01/2022 was \$37,061.86, income \$3,737.37 & expenses \$6,537.58, ending balance as of 7/31/2021 \$34,261.65. Waylan Owens explained the attorney dollars spent to defend WRE from possible legal issues from some members. See attached report & attorney breakout.

Presentation & discussion of draft Bylaws by Linda Kinney. See attached Powerpoint. Linda went through page by page. The new proposed document is 6 pages vs the existing is 18. Changes were only to align the document with the changes in state law and to discard redundant items/items that belong in the CCRs. Discussion items were ACC to serve 2 year term vs 1 year, the continuance paragraph and stagger term limits for ACC if 2 year term. Linda asked if anyone has questions on this draft to send to www.woodridgeestatesintx@gmail.com. Several members noted how important redrafting the Bylaws & CC&R's are to our neighborhood. This

is not just for the clarification of running the subdivision but also for legal considerations.

Dennis Kane presented his findings when he researched the changes to Texas 86th Legislative Session – HOA, POA Changes to restrictive Covenants for 2019 & 2020. He referenced a website www.hoa.texas.gov. See attached document. Dennis will also update the members next year on any legislative changes that may take place.

Waylan Owens reported the results of the election. The WRE Election Committee, Kimberly Reeves & Vitaliy Taryanik (Poll Watchers: Julie Pons & Larry Myers) had tabulated votes as follows: The Board of Directors – Amy Stephenson received 39 of 39 votes; the ACC – Wally Kinney 35 of 39, Scott Woods 38 of 39, Greg Gorang 37 of 39 & Glynn Underwood 30 of 39 votes. Both quorums were met and all were elected to their positions.

Unanimous THANK YOU from the members to all who are helping out – Election Committee: Kimberly Reeves & Vitaliy Taryanik & Poll Watchers Julie Pons & Larry Myers; Lauri Heczko, Karen Donaldson & Diana Kane for encouraging members to vote.

The Welcome Committee information was presented by Laurie Heczko for Dawn Woods. The next upcoming event is the October 4th 7-8 pm National Night Out with the Kendall County Sheriff's Dept. A flyer will be posted in the kiosk. There will be a Halloween Hayride on October 29th hosted by Shayne & Jolea Butler with details to come later. At this time no Fall Event has been planned. Christmas Party will be held at the Kinney's. More details to follow. 2023 Spring & Summer events too far are out to have more details at this time.

The Beautification Committee information was presented by Laurie Heczko. There are plans in the works for fall decorations at the kiosk and Christmas is right around the corner.

ACC Committee Report was presented by Wally Kinney. See attached page.

Website Report was presented by Brady Stephenson. Reorganized the pages to make it more cohesive. Would like feedback from members to make it user friendly. Website is woodridgeestatesintx.com, there is a public side for everyone to use and a member side that only WoodRidge members can access with a password. Contact Brady and he will give you the password.

Waylan Owens presented the WRE Budget for 2022-2023 for discussion and approval. An Emergency Fund was requested by the members to be added.

Discussion on how much & for what purpose(s). Decided on dollar amount of \$5,000 and for the purpose of Camera, Well, Tank replacement, Legal and other Catastrophic Events. Wally Kinney motioned for approval and Tex Welch 2nd. See the attached budget.

Waylan Owens presented the Yearly Maintenance Fee for discussion and approval. The consensus was to keep the fee as is at \$145 per year.

Waylan Owens presented dates for the future meetings and after discussion the 2023 Mid-Year Meeting will be held February 12nd and 2023 Annual Meeting will be held September 24th.

The Open Forum discussed, amending the WoodRidge Estates Bylaws Committee shall continue with Linda Kinney, Jane Barrett, Lauri Heczko & Beth Welch. The formation of the Amending the CC&R Committee shall be made up of Linda Kinney, Jane Barrett, Lauri Heczko, Beth Welch and as needed for additional input Dennis Kane. All members agreed to the creation of The Amending of the WRE CC&R Committee & the extension of The Amending the WRE Bylaws Committee.

Motion to end the meeting made by Wally Kinney and Dennis Kane 2nd the motion.

Meeting ended at 4:16pm

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.