

# WoodRidge Estates POA Mid-Year Meeting

February 19, 2023 at Waring Fire Department

Meeting started at 2:10pm

42 lot owners were present at the meeting by proxy or in person, the quorum was established.

Guest Speaker Christie Wiley – CWPP project manager of the FIREWISE USA Residents Reducing Wildfire Risks spoke on how the fire department is there but if you fire-landscape your property it will lessen the damage to your property. March 9<sup>th</sup>, 2023 at the Comfort Fire Department will be holding a FIREWISE USA talk & demonstration with the Texas A&M Forest Service. Contact Joe Paolilli, Waring Fire Chief, if you have any questions.

Treasurer's Report was presented by Jane Barrett the Treasurer. Opening balance as of 1/01/2022 was \$37,061.86, income \$7,073.49 & expenses \$7,387.97, ending balance as of 12/31/2022 \$36,747.38. See the attached Report.

Discussion & possible action to amend the Bylaws was presented by Linda Kinney. Motion to amend the Bylaws made by Wally Kinney and 2<sup>nd</sup> by Tex Welch. Amending/updating the Bylaws will protect the members from lawsuits, updating to agree with Texas Law and clerical clarification. This document has nothing to do with the CC&R's. They are 2 different documents. The Bylaws instruct on how the POA is to operate. The CC&R's instruct on what you can & can't do on your property.

There were 3 items that action was taken on. Listed below is the rewording &/or additional wording that is now reflected in the 'New' Amended Bylaws. Items 1 & 2 were called to a vote: all Yays & no Nays. Item #3 was called to a vote: 41 Yays & 1 Nay.

1) Article IV – Officers

12. Standing Committees

(a) Architectural Committee shall be elected by a majority of the voting eligible members at the annual meeting. For this vote, a majority shall consist of fifty-one (51%) or greater with at least sixty percent (60%) of all lot owners participating in the vote. Members owning multiple lots receive one vote for each lot owned.

2) Article 1 – Definitions

“Voting Eligible Member” shall mean person(s) owning property/properties in WoodRidge Estates. Members owning multiple lots receive one vote for each lot owned.

3) Article III – Members

5. Special Members' Meetings

Special meetings of the members may be called by the Officers, or by members having not less than twenty-five percent (25%) or of the votes entitled to be cast at such meeting.

7. Quorum for Meetings

Unless otherwise provided in these Bylaws, 25% of the voting eligible members attending in person or by proxy shall constitute a quorum for an official meeting to take place.

Final vote on the Amended Bylaws with these 3 changes/additions: 39 Yays & 2 Abstained.

Welcome Committee was presented by Dawn Woods. Looking at having a spring get-together either March 25/26 or April 1/2. When the event is confirmed the date will be announced.

Beautification Committee – no presentation.

ACC Committee Report by Wally Kinney. 9 projects that were approved and 2 complaints -1 did not violate the CC&R's and other was resolved by compliant member. The ACC has a PROPERTY MODIFICATION FORM that the members need to complete when they are contemplating improvement(s) on their property. This form will be posted on the WRE website. Also, the Flock Camera will be replaced this Wednesday Feb 22 with one that has a working infrared lighting. Flock is working with the Sheriff's Dept. so they have direct contact with each other. This will increase their response time in an emergency.

New Business presented by Amy Stephenson. The Declarant Debra Stewart has assigned her Declarant Rights to Jared & Brooke Hoffman. The WRE Board has verified this assignment document with legal counsel.

Meeting ended 4:15 pm

Sincerely,  
Beth Welch, Secretary  
WoodRidge Estates POA