

# WoodRidge Estates POA Annual Meeting

September 24, 2023 at Gaddis United Methodist Church

Meeting started at 2:05pm

Beth Welch, acting as President since Amy Stephenson was sick, called the roll to establish the quorum. The quorum was met, 26 lot owners were represented. The meeting was then called to order.

Beth Welch asked for the approval of the Annual September 19, 2022 Meeting, Mid-Year February 19<sup>th</sup> Meeting and Special March 5, 2023 Meeting minutes. Wally Kinney made the motion to approve the minutes and John Eckhardt 2<sup>nd</sup> it. All lot owners present approved the minutes, no nay's.

Beth Welch read the statement from legal counsel regarding lot 34-A. "We have engaged legal counsel who is guiding us through the process of enforcing our covenants and getting this situation resolved. We have learned that the law involved in getting this done is more complicated than we first thought. Pursuant to our attorney's instruction, we are to say nothing more about the matter because the owners of that lot are entitled not to have their private business broadcast throughout the neighborhood."

Treasurer's Report was presented by Jane Barrett. Opening balance as of 1/01/2023 was \$36,747.38, income \$5,731.10 & expenses \$6,333.13, ending balance as of 8/31/2023 \$36,145.44. Larry Donaldson made the motion to approve the Treasurer's Report and Tex Welch 2<sup>nd</sup> it. All lot owners present approved, no nay's. See attached Treasurer's Report.

Beth Welch reported the results of the election. The WRE Election Committee, Vitaliy Taryanik & Kristina Patton (Poll Watchers: Dianna Kane & Laurie Heczko) had tabulated votes as follows: The Board of Directors – Beth Welch & Jane Barrett received 35 votes each – both have been elected to the Board; the ACC – Wally Kinney 35, Scott Woods 37, Greg Gorang 31 & Glynn Underwood 36 votes respectively – all 4 have been elected to the ACC.

The Welcome Committee information was presented by Laurie Heczko for Dawn Woods. The next upcoming event is the October 3<sup>rd</sup> 5 pm National Night Out with the Kendall County Sheriff's Dept & Comfort Fire Department. This year it is a Community Potluck in Comfort – See attached flyer. WRE is having their Fall Festival October 21<sup>st</sup> 6-9pm at 213 Napa Ridge. Bring a dish to share & this is a BYOB event – See attached flyer. There was a

question regarding the Halloween hayride, more information to follow as Lauri receives it.

The Beautification Committee information was presented by Laurie Heczko. Kiosk is decorated for the fall season.

ACC Committee Report was presented by Wally Kinney. One written complainant that is being looked into. All complaints need to be in writing.

Brady Stephenson's Website Report was postponed due illness.

Jane Barrett presented the WRE Budget for 2023-2024 for discussion. A member asked for what is our income & it should be on the budget form. This will be added to the next budget. Wally Kinney motioned for approval and Dennis Kane 2<sup>nd</sup>. All lot owners present approved the budget, no nay's. See the attached budget.

Beth Welch presented the Yearly Maintenance Fee for discussion. The consensus was to keep the fee as is, at \$145 per year. Linda Kinney motioned for approval and Tex Welch 2<sup>nd</sup>. All lot owners present approved the Yearly Maintenance Fee, no nay's.

Beth Welch brought up discussion regarding the future meetings and it was suggested that the President will set these dates for the 2024 Mid-Year Meeting and 2024 Annual Meeting. All were ok with this.

The Open Forum, Linda Kinney discussed, amending the WoodRidge Estates CC&R's – 4 sets into one. Brady Stephenson has done a majority of the comparing all 4 sets in one spreadsheet. The formation of the Amending the CC&R Committee will be members that submit their names to Amy Stephenson, President at the WRE email [woodridgeestatesintx@gmail.com](mailto:woodridgeestatesintx@gmail.com). All members agreed to the creation of the Amending of the WRE CC&R Committee.

The Open Forum, Brady Stepheonson regarding the October 14<sup>th</sup> Eclipse. Brady was out sick so Beth Welch presented basic information on what the Hill Country is expecting for this event. See Attachment.

Motion to end the meeting made by Linda Kinney and John Eckhardt 2<sup>nd</sup> the motion.

Meeting ended at 3:07 pm

Sincerely,

Beth Welch, Secretary  
WoodRidge Estates POA