

Woods Edge Estates Section One

Annual Meeting January 30, 2024

Minutes of Meeting

Approved
Jan. 29, 2025

The annual meeting of the Woods Edge Section One Neighborhood Committee was held on January 30, 2024, 6:00 pm, at Las Mananitas Restaurant at 99 and Mason Rd. A quorum was reached with 66.673 acres represented in person and by proxy (out of 179.1101 total acres), or 37.2% of the total acreage (10% is needed for quorum).

Vice-President Doug MacDonnell opened the meeting as President Jeff Haley was unable to attend due to illness and introduced the 2023 board members and officers:

- President: Jeff Haley (outgoing 2024, up for re-election)
- Vice President: Aaron Ellisor
- Director: Doug MacDonnell
- Treasurer: Patrick Hearn
- Secretary: Josiane Ginestra, absent, out of the country

Director MacDonnell then asked for a moment of silence in respect for members of our Armed Forces and family and friends who passed away during 2023.

The following people were announced as new residents to our neighborhood in 2023, but neither party was present at the meeting:

- Sabeen Aslam & Raheel Gul, Lot 18
- Ken & Bobbie Alexander, Lot 11

Treasurer's report

Patrick Hearn discussed the yearly financial statement, answering several questions from those in attendance. A motion to approve the financial report was made by Jim Michalek and seconded by Jerry Hall. The motion was approved.

Secretary's report

The minutes from the 2023 meeting had been circulated prior to the start of the meeting and were approved as presented by motion made by Aaron Ellisor and seconded by Jerry Hall.

President's report

Director MacDonnell reported that there has not been any recent activity that we are aware of regarding the condemnation of land for the widening of FM359, but we assume that TxDot is proceeding with their planning. He indicated that the last plan

that he saw indicated that all of the land owned by the Woods Edge HOAs at the entrance would be condemned for the expansion and that we would not even have enough remaining land to build new monument signs. He said his understanding is that TxDot's methodology in deciding where to condemn land for expansions such as on FM359, is to avoid condemning land owned by churches and schools, and thus, the condemnation in front of Woods Edge would most probably be on our side of the road. He encouraged all property owners to pay attention to announcements made regarding the expansion and to engage in opposition to the condemnation of our land as opportunity allows.

New Board of Directors and Officers:

Directors are elected for a three-year term, and each year the President rotates out and may be re-elected if he wishes to stand for election. For 2024 Jeff Haley is the candidate to be re-elected or rotate off the board. Director MacDonnell asked if there were any nominations from the floor for the board position. Anita Butcher announced that she would like to run for the board position. Director MacDonnell announced that in light of two candidates for the board position that an election would be held by ballot. Papers to indicate votes were distributed to those in attendance with instructions to indicate a vote for either Haley or Butcher and to record the Lot # of the person voting, as the vote tally is made by acreage. Votes were collected, and the tally made by Treasurer Hearn in the absence of Secretary Ginestra was Haley 42.28 acres and Butcher 20.602 acres. Director MacDonnell asked if there was a request for an audit of the vote count, but none was made and Haley was declared the winner for the 3 year board term from 2024—2026.

Director MacDonnell advised that both Josiane Ginestra and Patrick Hearn had agreed to serve for another year in their respective positions. He also advised that no other interest had been received for these positions prior to the meeting and asked if there were any nominations from the floor.....there were none. The appointment for these positions will be made by the Board at their next meeting.

2024 Board of Directors:

- President: Aaron Ellisor
- Vice President: Doug MacDonnell
- Director: Jeff Haley

Architectural Review Committee:

Texas Law now prohibits Board members from being active members of the Architectural Review Committee. The ARC members will thus independently discuss each submitted project and decide if the project is approved. The Secretary will still be responsible for receiving and dispatching the request to the ARC, then communicating the ARC decision to the Homeowner.

Three volunteers were identified and confirmed:

- Jim Michalek
- Simon Yam
- Lisa Baudoin

Director MacDonnell asked if there was any additional business to be brought before the meeting. Anita Butcher asked if a committee of the Board could be formed to actively track the condemnation status and engage with TxDot and elected officials on behalf of the HOA in opposition to the condemnation of our land. Director MacDonnell asked Anita to look into what opportunities for engagement are possible and provide feedback to the Board.

A motion was then made by Chris Christy, seconded by Stan Hruska to close the meeting and the meeting was adjourned.

Submitted by Patrick Hearn, Acting Secretary in the absence of Josiane Ginestra.

Approved by the membership at the HOA annual meeting held on _____.