

# **Woods Edge Estates Section One**

**Annual Meeting January 29, 2026**

## **Minutes of Meeting**

The annual meeting of the Woods Edge Section One Neighborhood Committee was held on January 29th, **2026**, 6:30 pm, at Las Mananitas Restaurant at 99 and Mason Rd. A quorum was reached with 95.272 acres represented in person and by proxy (out of 179.1101 total acres), or 58.2% of the total acreage (10% is needed for quorum).

President Doug MacDonnell opened the meeting, then asked for a moment of silence in respect for members of our Armed Forces and family and friends who passed away during 2025.

The following people were announced as two new members of our association:

- Noel Fisher, Lot 59, absent
- Texas Ventures 310 LLC, Lot 7, represented at the meeting by Jeff Jones.

President MacDonnell announced that Vice President Jeff Haley is stepping down, and that Melinda Robinett has accepted appointment by the Board to finish Jeff's unexpired turn.

President MacDonnell then thanked all the members who recently participated in cleaning their part of the Big Ditch for a job well done.

### **Secretary's report**

Josiane Ginestra talked about the fact that emails are now the primary communication tools with the members and invited everyone to send emails to the Woods Edge Section One email address on any new or unresolved issue in Section One to ensure that the Board of Directors is aware of the issue. She also outlined the steps to update our governing documents: the first draft was sent out in early January, she is currently collecting feedback and will issue a second draft in February. The current objective is to achieve consensus, collect the required signatures, and file the new documents before the end of the year. The minutes from the 2025 meeting which had been distributed earlier at the meeting were approved (motion to approve by Laurel Wendt , seconded by John Crawford).

### **Treasurer's report**

Patrick Hearn discussed the yearly financial statement, noting that the yearly expenses

continued to be very much in line with the yearly earnings, which is the reason why the assessments were kept at the same level for what has now been five consecutive years. The financial report was voted approved (motion to approve by Laurel Wendt seconded by Wendy Dominguez).

President MacDonnell then recognized Tim Bishop (Lot 6) who had asked permission to address the assembly and talk about his disagreement about letting an Assisted Living Facility (ALF) to open its doors in Woods Edge at 4710 Silverbelle Ct (Lot 7). Tim talked about the research he had done and said that such a facility should not be authorized in Woods Edge as it is a 'business' operating in the subdivision contrary to our Bylaws. A "lively" discussion ensued, with some harsh language involved. Many people vented their frustrations and asked Jeff Jones multiple questions including, "why here?" Mr. Jones tried his best to answer the questions put to him but was frequently interpreted as he tried to answer.

Director Haley interjected and explained that, as discussed at the HOA meeting in January 2025, the Board of Directors had obtained legal counsel opinion from Sarah Gerdes at the law firm of Sears, Bennett & Gerdes, a law firm specializing in Community Association Law. The recommendation received from the law firm was: *"Based upon applicable law and the terms of the Governing Documents, we recommend allowing the house to be used as a group home for elderly individuals."*

After lengthy discussions with many people talking over one another, a motion was made by Claudia James to pursue obtaining a Temporary Restraining Order (TRO) against the continuing development of the Assisted Living Facility (ALF) project. Claudia's motion was seconded by David Sager and was ultimately amended to provide that an attorney would be consulted to determine if pursuing a TRO was possible. President MacDonnell declared that the motion passed after voice vote. Eventually, President MacDonnell was able to take control of the meeting and moved on to the election process because of timing.

### **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.

Director MacDonnell said that he was seeking re-election in what would probably be his final term, and that no one had declared as a candidate prior to the meeting. He asked if there were any nominations or candidacy from the floor for the board position. Anita Butcher announced that she wanted to seek the position. Director MacDonnell announced that in light of two candidates for the board position 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 Doug MacDonnell or Anita Butcher and to record the Lot number (or numbers) of the person voting, as the vote tally is made by acreage. Votes were collected, and the tally was made by Treasurer Hearn and Secretary Ginestra with resident Rick Bell serving as monitor. Because many people were already leaving, the results were quickly announced: about 70 acres for MacDonnell and about 17 acres for Butcher. The ballots were

carefully re-counted after the meeting, a couple of errors were found and after correction, the final, official results were 70.71 acres for MacDonnell, or 78.2% of the votes and 19.823 for Butcher or 21.8% of the votes.

The meeting ended right there, with most in attendance leaving the room before any proper closing announcement could be made.

**2026 Board of Directors:** Melinda Robinett, Aaron Ellisor, Doug MacDonnell

Appointment of the officers and ACC members will be made at the first board meeting in early February.

Submitted by Josiane Ginestra