

*Woods Edge Section III
Neighborhood Committee, Inc.*

Annual Meeting Minutes

6:00 pm April 30, 2019

Ol'Railroad Café, 819 2nd St, Rosenberg, TX

Board Members Present: Edie Speer, Betty Knott, Joe Carte

Social began 6pm

Guest Speakers, Judge KP George & Commissioner Andy Meyers from 6:16-7pm

Dinner from 7-8pm

Quorum was established

Call to Order: 8:07 pm

Review of Agenda: Approved

Approval of: 2018 Annual Meeting Minutes were displayed on a screen for members to read. A motion to approve was made by Keith Witty, seconded by Jacqueline Blankenship, and approved by a show of hands.

Presidents Report: the Board of Directors in May, 2018 set goals for the year:

1. Transparency of activities (All Board Meetings to be open and announced).
2. Update governing documents to current law.
3. Update deed restrictions and enforce them uniformly.
4. An accessible neutral facility for Board Meetings (River Forest Center).
5. An accessible and secure storage facility for the association's records (Summit Storage).
6. Publish a newsletter (email) to be distributed to the property owners at least bi-annually.
7. Retain a law firm experienced in HOA legal issues (Roberts, Markel, Weinburg, Butler, and Hailey).

Treasurer's Report: March 2019 Bank Balances

Checking Account	\$10,156.23
CD Account	\$20,333.19

All property owners have paid their maintenance assessments as of March 31, 2019

2018 Financial Records Review: The Board asked John Rebeles, President of Prosperity Bank, Sugar Land, to review the financial records of the Association. John agreed to inspect the files and records at no cost to the Association.

Edie Speer gave a synopsis of John Rebeles' review of the 2018 year and the 2019 First Quarter Woods Edge Section 3 Financial Records. (John attended the county officials' presentation and the dinner portion of the meeting but had to leave to attend another function and therefore could not give his review in person).

John Rebeles quote: "I inspected the information as it pertains to the operating last year and found the information to be supporting of activities undertaken."

Architectural Control Committee Report:

The ACC was expanded to 5 members in 2018.

Jack Williams' current term expired on the ACC. He served 15 years. Jack was recognized for his long service.

The Board approved Mary Rennie to fill Jack's position.

Current ACC Members and Term Expiration Date:

Bob Ramsey – 2020
Keely Knipling – 2021
Michele Carte – 2022
David Harris – 2022
Mary Rennie – 2023

Old Business: The following documents were updated and recorded with the Fort Bend County Clerk's Office:

Policy and Procedures

Standby Electric Generation Policy

Payment Plan Policy
Record Retention Policy
Deed Restriction Violation Notification and Enforcement Policy

Management Certificate

Amended and Restated Bylaws

First Amendment to the First Amended and Restated Restrictions (project started in 2017)

Board Member Election

Don Dulin will fill the Board position vacated by Betty Knott whose term expired. Don was the only property owner who submitted an application for the vacant Board position. He will serve a three year term.

Open Forum:

Erin Knesek inquired about the administrative fee that is part of the Deed Restriction Violation Notification and Enforcement Policy.

Edie Speer explained that the Board felt a \$50.00 fee was warranted when a property owner had recurring violations that have to be addressed repeatedly.

Charles Petty questioned the used of the word “may” when referring to notification of a violation by letter or courtesy contact in the new Deed Restriction Violation Notification and Enforcement Policy.

It was explained that the state of Texas considers the Courtesy Violation Notifications in the policy as optional, but has specific requirements for the 209 Demand Letter which are not optional.

Adjournment

Motion to adjourn was made by Bob Westfall and seconded by Norm Barrington. Meeting was adjourned at 8:39pm.

Joe Carte, June 29, 2019

