

WOODS EDGE SECTION 3  
NEIGHBORHOOD COMMITTEE, INC.

Approved May 14, 2019

**Open Board Meeting Minutes**

6:00 pm Tuesday, April 2, 2019

River Forest Center Conference ,5545FM 359, Richmond, TX 77406

**BOARD MEMBERS PRESENT:** Edie Speer, Joe Carte, Betty Knott

Residents present: Stan Speer, Michele Carte, David Harris, Don Dulin, Mary Rennie

**CALL TO ORDER:** 6:02 pm

**REVIEW THE AGENDA:** Approved

**APPROVAL OF PREVIOUS BOARD MINUTES:** Minutes from March 7, 2019 approved

**OFFICER OR COMMITTEE REPORTS:**

- **Treasurer's Report:** As of March 20, 2019, ALL assessments have been paid
- **Architectural Review Committee Report:** David Harris reported that 2 projects had been approved – Inman's playhouse structure is underway, the Dulin's fence is completed

**OLD BUSINESS**

- **Review status of the outstanding invoice from TNCPA for compilation report issued in May, 2018:** There has been no communication from TNCPA. A motion was made by Betty Knott to postpone discussion until a later time. The motion was seconded by Edie Speer and unanimously approved.
- **Status of the Independent Review of the 2018 financial statements:** 2018 financial records have been passed to John Rebeles for review

**NEW BUSINESS**

- **Appoint Architectural Control Committee member to replace retiring member effective at the annual meeting on April 30, 2019 for a three-year term:** Joe Carte made a motion to replace Jack Williams' position on the ACC with Mary Rennie. Betty Knott seconded & the motion passed unanimously
- **Policy and procedures related to deed restriction enforcement including consideration of an administrative fee:** Board members reviewed a Deed Restriction Enforcement Policy drafted by Betty Knott. Joe Carte made a motion to accept the policy & submit to Roberts, Markel law firm for review. The motion was seconded by Betty Knott & approved unanimously.
- **Review 2 outstanding invoices totaling \$1,470.25 from McDuff, Mitchell for legal fees pertaining to issues among the previous board members and consider appropriate action:** The board has not received any invoice in the mail from the law firm. Betty Knott made a motion to postpone the review of the invoices until a later meeting. The motion was seconded by Joe Carte & unanimously approved.
  - **05/04/18 Invoice 17433 Invoice Batch MED - April 2018 Billing \$1,185.00**

- **06/05/18 Invoice 17590 Invoice Batch Elizabeth Duff - June 2018  
\$285.25**
- **Other, if applicable: NA**

**OPEN FORUM (IF APPLICABLE)**

**EXECUTIVE/CLOSED SESSION for consideration of specific deed restriction enforcement action:** Board Members met in closed session to discuss deed restriction violations. It was agreed that courtesy contacts could be made, but official letters will not be mailed until after review & approval of Deed Restriction Enforcement Policy.

**ADJOURNMENT:** meeting adjourned 8:32 pm

Betty Knott, April 11, 2019