

*Woods Edge Estates Section III
Neighborhood Committee, Inc.*

Open Board Meeting Minutes
6:00 pm Thursday December 19, 2019
River Forest Center – 5545 FM 359 – Richmond, TX 77406

Board Members Present: Don Dulin, Joe Carte

Residents Present: David Harris, Shannon Smith, Karen McCarter, Cae Stell, Mike Stell, Jim Rinn, Betty Knott, Michele Carte

Call to Order: 6:00 pm

Review of Agenda: Approved

Approval of: June 20, 2019 Open Board Meeting Minutes previously approved June 21, 2019 by the Board by email

Treasurer's Report: Checking Account Balance 12/19/19 - \$389.59
CD Account Balance 12/19/19 - \$20,500.94

Architectural Control Committee Report: No Activity

Old Business: No old business to discuss

New Business: 1. Consideration of changing the date of property owners' annual assessment invoices mailing to January 2, 2020 from December 2019, to align income and expenses to same calendar year.

Discussion was opened to property owners present. Jim Rinn and Betty Knott had researched the deed restrictions in advance of the meeting. Their interpretation of the deed restrictions was that the Board had to give a 30 day advance notice to property owners to change the date. Joe Carte stated the Board's position was the 30 day notice only applied when the assessment rate was being raised in excess of 50%. Don Dulin made a motion to table the item until the Board could consult with the Board's Attorney – Roberts Markel. The motion was seconded by Joe Carte. The motion was approved unanimously.

2. Consideration of the elimination of the 10% discount given for

early payment of the property owners' annual assessment.

Discussion was opened to property owners present. Jim Rinn and Betty Knott had researched the deed restrictions in advance of the meeting. Their interpretation was the Board could not eliminate the 10% discount without a 30 day notice and most likely could not eliminate it in any event. Jim Rinn said the 10% discount was an incentive to pay early. Joe Carte pointed out in 2019, 57 out of 60 property owners paid by January 31 and only 3 property owners incurred a penalty. All property owners paid by March 20, 2019. The delinquent property owners had either misplaced the invoice during the holidays or it had been lost in the mail. Joe Carte pointed out that the average discount was \$12-\$15.

After much discussion, Don Dulin made a motion to table the item until the Board could consult with the Board's Attorney – Roberts Markel. The motion was seconded by Joe Carte. The motion was approved unanimously.

3. Consideration of filling the Board position vacated by Edie Speer. Joe Carte made the motion to appoint Shannon Smith to the unexpired term vacated by Edie Speer and for her to assume the position on January 1, 2020. The motion was approved unanimously.

Open Forum: Cae and Mike Stell made the complaint that the Board's Attorney was not responding to their inquiries and that they had no idea how to correct their alleged violations. Both Don Dulin and Joe Carte advised them that the matter had been turned over to the Board's Attorney – Roberts and Markel after exhausting all the procedures available to the Board up to involvement of the Board's Attorney. They also advised the Stells that the attorney had advised the Board not to discuss the violation with the Stells once that point had been reached and to instruct them to either correspond with the Attorney to resolve the violation or to correct the violation unilaterally.

Executive/Closed Session: N/A

Adjournment: Meeting Adjourned at 6:49 pm

*President Don Dulin, ---VP/Secretary Joe Carte, --- Treasurer
board@woodsedge3.com*