

Woods Edge Estates Section III Neighborhood Committee, Inc.
1860 FM 359, Box 104 Richmond, TX 77406

Board Meeting 6:30 pm Tuesday, June 28, 2022
River Forest Center Conference Room
5545 FM 359, Richmond, TX 77406

Call to Order MEETING CALLED TO ORDER AT 6:42 PM. BOARD MEMBERS PRESENT: JAY WEATHERWAX, TY BELL, BETTY KNOTT

Review the Agenda - ACCEPTED

Election of Officers for 2022 - 2023 BETTY KNOTT NOMINATED JAY WEATHERWAX FOR PRESIDENT, VOTE WAS UNANIMOUS; BETTY KNOTT NOMINATED TY BELL FOR TREASURER, VOTE WAS UNANIMOUS, JAY WEATHERWAX NOMINATED BETTY KNOTT FOR SECRETARY, VOTE WAS UNANIMOUS

Approval of Previous Board Minutes & Review of Annual Meeting Minutes THE 2022 ANNUAL MEETING MINUTES WILL BE REVIEWED FOR POSTING ON THE WEB AS A DRAFT, THE FEB. 2022 BOARD MEETING MINUTES WERE APPROVED.

Officer &/or Committee Reports

- ACC - 2 openings - appointed by board - CORRECTION - THERE IS ONLY 1 ACC OPENING. THE BOARD WOULD LIKE TO SEND A NOTICE ASKING FOR VOLUNTEERS. THE BOARD WILL APPOINT A MEMBER. THE BOARD PLANS TO REVIEW THE CHARTER OF THE IT COMMITTEE.
- Financials
 - Income Tax 2022 TAXES HAVE NOT BEEN FILED. CLARIFICATION IS BEING SOUGHT TO DETERMINE THAT FILING IS NECESSARY FOR OUR ASSOCIATION.
 - Bank Signatures OFFICERS NEED TO SIGN SIGNATURE CARDS AT BANK
 - Financial Review A REVIEW OF 2021 FINANCES HAS NOT BEEN MADE AT THIS TIME

Old Business

Status of deed restriction violations - will move to end of meeting for closed session

New Business

- Changes in Property Code BETTY KNOTT BROUGHT A HANDOUT WITH A SUMMARY OF CHANGES MADE IN THE STATUTE IN LATE SEPTEMBER 2021 - NOTABLE: BOARD MEMBERS CANNOT HOLD POSITIONS ON ACC COMMITTEE, 144 HOURS ARE REQUIRED NOTICE FOR OPEN MEETINGS, WITH LIMITED EXCEPTIONS, RELIGIOUS STATUES/ITEMS ARE ALLOWED ON OWNERS PROPERTY & CANNOT BE PROHIBITED BY ASSOCIATION, RESALE CERTIFICATE CHARGES ARE CAPPED AT \$375.
- Management Certificate JAY IS CHECKING ON STATUS OF MANAGEMENT CERTIFICATE, AS THERE ARE NEW REQUIREMENTS WITH THE 2021 CHANGES
- Method of Announcements BOARD AGREED TO SEND EMAIL MESSAGES PRIOR TO EACH MEETING, IN ADDITION TO REQUIRED WEBSITE POSTING JAY STATED THAT WE NEED TO GET AN UPDATED EMAIL LIST. BETTY SUGGESTED THAT WE USE A FORM SIMILAR TO WHAT WAS USED IN 2017
- Newsletter MICHELE CARTE WILL NO LONGER BE PRODUCING THE NEWSLETTER & A MESSAGE WILL BE MAILED ASKING FOR VOLUNTEERS TO DO THE TASK. BETTY WILL DO THE SUMMER LETTER UNTIL NEW PERSON TAKES OVER
- Entrance Wall NEIGHBORS HAVE DISCUSSED THAT THE NEIGHBORHOOD NAME ON THE FRONT ENTRANCE WALL IS DIFFICULT TO READ. BETTY SHARED SOME OF THE WALL HISTORY - KEN PARR WHO DESIGNED THE WALL STILL LIVES IN THE SUBDIVISION. HE SAID AT ONE TIME THE LETTERS HAD A SOLID BACKGROUND BEHIND THEM, BUT HE IS NOT SURE WHEN IT WAS TAKEN DOWN. AT ONE TIME THE LETTERS WERE BLACK, BUT STILL HARD TO READ. A COMMITTEE WAS FORMED TO IMPROVE THE FRONT ENTRANCE AT ONE TIME. THE LETTERS WERE PAINTED GOLD IN AN EFFORT TO MAKE MORE VISIBLE.

- **Natural Gas** TY STATED THAT HE HAD SPOKEN WITH SEVERAL NEIGHBORS & A CONTACT AT CENTERPOINT (IGNACIO GUERRERO) ABOUT A DESIRE TO HAVE A NATURAL GAS LINE BROUGHT TO THEIR SIDE OF THE BRIDGE. HE WOULD LIKE TO LOOK INTO THE POSSIBILITIES. BETTY PREVIOUSLY CALLED MR GUERRERO ABOUT THE POSSIBILITY OF GETTING GAS TO THE OTHER SIDE OF THE BRIDGE. HE SAID HE CONSIDERS THE COST TO BE PROHIBITIVE, AS THEY WOULD HAVE TO COME IN FROM PECAN CREEK OR BORE UNDER JONES CREEK.

Open Forum (if applicable) - NOT APPLICABLE., NO RESIDENTS IN ATTENDANCE OTHER THAN BOARD MEMBERS

Executive/Closed Session

Status of deed restriction violations with attorney A DISCUSSION OF THE STATUS OF ONGOING DEED RESTRICTION VIOLATIONS WAS HELD. ONE OF THE RESIDENTS IS IN THE PROCESS OF MAKING IMPROVEMENTS. JAY WILL CONTINUE TO UPDATE THE ATTORNEY OF THE SITUATION.

OTHER ITEMS DISCUSSED DURING THE CLOSED SESSION:

- CONTINUED TRANSPARENCY
- TY GIVEN COPY OF THE MULTIPLE CHANGES IN STATUTES IN 2015
- POSSIBLE BRIDGE COMMUNICATIONS & SHARING OF SUCH
- STORAGE OF RECORDS THAT CONTAIN ASSOCIATION HISTORY
- DESIRE TO SETTLE VIOLATIONS WITH FRIENDLY ATTITUDE & WITHOUT LEGAL ACTION WHENEVER POSSIBLE

Adjournment MEETING ADJOURNED 8:49