

WOODS EDGE SECTION 3
NEIGHBORHOOD COMMITTEE, INC.

Minutes Approved at
Sept. 18, 2018 meeting

Minutes for Board Meeting at 6:30 pm on Monday, Sept. 10, 2018
River Forest Building, 5545 FM 359, Richmond, TX

CALL TO ORDER – Meeting called to order at 6:30 pm

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

AGENDA was reviewed

PREVIOUS BOARD MINUTES – Joe Carte made a motion to approve July 31, 2018 meeting minutes & Edie Speer seconded

OFFICER OR COMMITTEE REPORTS

- ◆ **Treasurer's Report** We have new mowing contract & there will not be a monthly fee – only a charge for the actual number of times mowed. It is expected that the winter bill will be less due to fewer times mowed. Financial reports will be published in newsletters & at annual meeting.
- ◆ **Architectural Review Committee Report** Plans have been approved for renovations of the Heinrichsen's home. The ACC committee will write & send a letter of approval. We need to determine if there is a term limit for ACC members to serve on the committee.
- ◆ **Other: JCAN:** JC & Josiane Ginestra met recently with Vincent Morales & Mark Vogler regarding their research on constructing a canal from Jones Creek to the Brazos River.

OLD BUSINESS

- ◆ **Approve execution & recordation of the Association policies** prepared by Roberts Markel law firm:
 - Standby Generator Policy
 - Records Retention Policy
 - Payment Plan Policy
 - Open Records Policy

Joe Carte made a motion to accept the execution & recordation of policies, Betty Knott seconded.

- ◆ **Approve execution & recordation of the Management Certificate for the Association.** Edie Speer made a motion to accept & Joe Carte seconded. Joe will be the designated representative on the certificate, as he has the longest remaining term as board member.
- ◆ **Cash needs budget for the remainder of calendar year 2018** In addition to our monthly utility bill, we will have a cost of around \$220 for the renewal of our mailbox service, mowing costs for the park & front entrance until Dec. 31, 2018, & costs for attorney's preparation & recordation of documents. A budget is being prepared.
- ◆ **Discuss plans for a Fall newsletter** The current plan is to produce the newsletter for October release. We would like to include some of the positive things done to make our neighborhood maintain its value & beauty.

- ◆ **Follow up meeting with Fort Bend County Drainage District** The height of the drainage pipe that runs from behind the Williamson's property on Hickory Hollow to Jones Creek was measured at both ends. It was determined that placement at a different height/depth would not be advantageous. It is already at its lowest effective level.
- ◆ **Follow up to meeting with Fort Bend County Road & Bridge** Betty Knott spoke with Jason Henke regarding the structure of the bridge in Section 3. He indicated that the uneven road surface will be addressed in the near future, but there are no plans to replace the bridge. He said that they inspected the bridge & found it to be stable. We plan to request a meeting with the County Road Commissioner & the County Engineering Department in the near future.
- ◆ **Follow up to meeting with Center Point Energy** Joe Carte spoke with Gabriel Gonzales, Service Area Consultant. He said that a larger fuse had been installed in the grid for the area of Section 3 that is over the bridge. Betty Knott also spoke with Gabriel asking when/if the evaluation to determine if the additional residents across the bridge & on Old Oak could be added to the grid covering the rest of Woods Edge. He said the study was done after Harvey & that it would put too much load on the grid. Gabriel indicated that we can speak with the Reliability Engineer that completed the study. We intend to speak with him as soon as possible,

NEW BUSINESS

- ◆ **Specific Deed Restriction Violations (if applicable)** Several homeowners have ongoing trailer violations. However, one homeowner was contacted & trailers were promptly & courteously removed.
- ◆ **Approve requesting budget proposal from Roberts, Markel for update of deed restrictions and bylaws** Joe Carte made a motion to accept & Betty Knott seconded the motion.

OPEN FORUM (IF APPLICABLE)

Stan Speer recommended that we establish an accounting practice policy.

Annie Elliott wanted to know if the county drainage district plans to replace the undersized culverts in our subdivision. We will contact the drainage district regarding their plans.

EXECUTIVE/CLOSED SESSION (IF APPLICABLE) NA

ADJOURNMENT Meeting adjourned at 7:32 pm.

Betty Knott, Secretary

September 18, 2018