

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

Board Meeting 6:30 pm Tues, Sept. 13, 2022  
River Forest Center Conference Room  
5545 FM 359, Richmond, TX 77406

**Call to Order** THE MEETING WAS CALLED TO ORDER AT 6:33. BOARD MEMBERS PRESENT: PRESIDENT JAY WEAATHERWAX, VICE PRESIDENT/TREASURER TYRONE BELL, SECRETARY BETTY KNOTT RESIDENT, KAREN MCCARTER & SECTION 2 RESIDENT, BERNIE HOBSON

**Review the Agenda** THE AGENDA WAS APPROVED BY ALL

**Approval of Previous Board Minutes from June 28, 2022 meeting** THE DRAFT BOARD MINUTES WERE PRESENTED FOR REVIEW ON JULY 14. ON JULY 15 THEY WERE GIVEN BY TY BELL TO THE BANK FOR THE PURPOSE OF IDENTIFYING BOARD MEMBERS & OFFICERS. ON SEPT 13 TYRONE REQUESTED A CHANGE TO THE MINUTES. BETTY STATED THAT SHE THOUGHT THE STATEMENTS HE WAS REQUESTING WERE REGARDING CONVERSATION AFTER THE JUNE MEETING WAS ADJOURNED & DID NOT PERTAIN TO THE MINUTES. SHE HAD NO WRITTEN NOTES OR MINUTES OF THE CONVERSATION. TYRONE MAINTAINED IT WAS BEFORE THE MEETING WAS CALLED. JAY STATED HE "DID NOT REMEMBER ONE WAY OR THE OTHER." SINCE THERE WAS NO AGREEMENT, IT WAS DETERMINED THAT EVEN IF THE CONVERSATION WAS HELD BEFORE THE MEETING WAS CALLED, IT WAS AT THE END & WITHIN THE "EXECUTIVE SESSION" THAT WAS CALLED. FOR THAT REASON THE CONVERSATION HAS BEEN SUMMARIZED IN THE JUNE 28 MINUTES, BUT NOT DETAILED.

#### Officer &/or Committee Reports

- **ACC - 1 opening - appointed by board - Two more positions coming open at end of year.** THE SUMMER NEWSLETTER INCLUDED A CALL FOR VOLUNTEERS FOR THE ONE CURRENT OPEN POSITION. NO VOLUNTEERS CAME FORTH. IT WAS SUGGESTED THAT AN EMAIL MESSAGE BE SENT TO MEMBERS ASKING FOR VOLUNTEERS. BETTY STATED THAT SHE HAD CREATED A FORM FOR MEMBERS TO UPDATE THEIR CONTACT INFORMATION & FOLLOWING APPROVAL OF THE FORM, SHE WOULD SEND AN EMAIL REQUEST FOR VOLUNTEERS WITH THE FORM. JAY STATED THAT THEY COULD BE MAILED AT THE SAME TIME, BUT REQUESTED THAT THE FORM BE IN A SEPARATE MESSAGE TO PREVENT CONFUSION.
- **Financials**
  - **Financials for newsletter or quarterly report** NO WRITTEN FINANCIAL REPORT WAS GIVEN. IT WAS REPORTED THAT THERE WERE SOME QUESTIONS REGARDING ATTORNEY FEES & JAY WAS GOING TO CONTACT THE ATTORNEY'S OFFICE REGARDING THEM.
  - **Income Tax** BETTY KNOTT STATED THAT JOHN REBELES HAD NOT BEEN ABLE TO VERIFY IF IT IS REQUIRED FOR OUR HOA TO FILE INCOME TAX. SHE ALSO STATED THAT SECTIONS 1 & 2 DO NOT FILE.
  - **Financial Review** BETTY KNOTT STATED THAT JOHN REBELES HAD INTENDED TO DO A REVIEW OF OUR FINANCIAL RECORDS BUT ON TWO OCCASIONS WAS UNABLE TO DO SO DUE TO FAMILY OBLIGATIONS IN THE CARE OF HIS MOTHER & OTHER PERSONAL REASONS. SHE SUGGESTED THAT ASKING HIM AGAIN WOULD PUT HIM IN AN AWKWARD SITUATION & SUGGESTED WE FIND ANOTHER SOURCE FOR REVIEW. TYRONE STATED HE WOULD FOLLOW-UP.

#### Old Business

- **Management Certificate** THE DEADLINE FOR FILING AN UPDATED MANAGEMENT CERTIFICATE TO TREC WAS LAST JULY. JAY WEATHERWAX STATED HE WOULD CONTACT THE ATTORNEY & START THE PROCESS.
- **Newsletter - volunteers** MANDY BELL SENT A MESSAGE THAT SHE & OTHERS WOULD VOLUNTEER TO DO THE NEWSLETTER. SHE WILL BE ASSISTED BY AUBREY CASH & POSSIBLY TANYA FUQUA.
- **Volunteers - other - IT Committee** SHERRY MARTIN SENT A MESSAGE TO THE BOARD STATING SHE WILL VOLUNTEER TO SERVE ON THE IT COMMITTEE.
- **Entrance Wall - our stance before neighborhood meeting on Sept. 15** BOARD DECIDED THAT VOLUNTEER COMMITTEES WOULD BE BEST FOR ADDRESSING THE VISIBILITY OF THE LETTERS ON THE ENTRANCE WALL & FRONT ENTRANCE LANDSCAPING & MAINTENANCE. A LIAISON IS NEEDED TO

REPLACE JOE CARTE WHO PREVIOUSLY HANDLED THE LANDSCAPING & MORE. JAY STATED THAT HE DID NOT LIKE THE HOA PAYING FOR TREE TRIMMING ON WOODS EDGE, AS HE FEELS OWNERS SHOULD MAINTAIN THEIR OWN TREES. IT WAS DECIDED TO GO WITH WHAT THE NEIGHBORHOOD BOARD MEMBER GROUP DECIDED AT THE UPCOMING MEETING.

- **Holiday/Christmas Decorations** - quote from vendor & discuss before Sept. 15 neighborhood meeting BETTY KNOTT STATED SHE HAD RECEIVED A QUOTE FROM THE VENDOR THAT WAS HIGHER THAN PREVIOUSLY. THE VENDOR ALSO STATED THAT THEY WILL NO LONGER WARRANT THE LIGHTS OWNED BY THE NEIGHBORHOOD & WILL NOT WORK TO KEEP THEM LIT THIS YEAR. THE COMPANY IS MOVING TO A "LEASE OF LIGHTS" POLICY.

**Open Forum (if applicable)** TYRONE STATED HE WOULD LIKE TO SEE MORE COMMON GROUND AREAS FOR ALL THREE SECTIONS OF OUR NEIGHBORHOOD. HE WOULD LIKE MORE CONSISTENCY AMONG THE THREE SECTIONS & MORE DIPLOMATIC OPPORTUNITIES FOR NEIGHBORS. BETTY & JAY STATED THEY TOTALLY AGREED & HOPED HE COULD DO SO. EFFORTS IN THE PAST HAD NOT BEEN SUCCESSFUL.

TYRONE REQUESTED INFORMATION ABOUT BOARD EMAIL HISTORY. BETTY STATED THAT AT DIFFERENT TIMES, DIFFERENT METHODS WERE USED. SHE ASSURED TYRONE THAT THE CURRENT EMAIL HAD NOT BEEN PURGED OF ANY MESSAGES EXCEPT SPAM. SHE TOLD HIM SHE HAS NO HISTORY OF MESSAGES FOR THE SHORT TIME DON DULIN WAS PRESIDENT OF THE BOARD. HE USED A DIFFERENT EMAIL ADDRESS. FOR SOME YEARS, BOARD MEMBERS USED THEIR PERSONAL EMAIL FOR BOARD MESSAGES. FOR MANY YEARS A GOOGLE EMAIL ADDRESS WAS USED. BETTY TOLD TYRONE THAT THE LAST TIME SHE CHECKED, THE ACCOUNT WAS STILL ACTIVE. SHE INFORMED HIM THAT THERE ARE FILES ON THE GOOGLE DRIVE & EMAIL MESSAGES IN THE INBOX. SHE OFFERED TO SHOW HIM & JAY HOW TO ACCESS & LOCATE THE FILES AFTER SHE CONFIRMS THAT THE ACCOUNT IS STILL ACCESSIBLE.

THE TWO GUESTS LEFT THE MEETING SPACE AT DIFFERENT TIMES, BUT PRIOR TO GOING INTO EXECUTIVE SESSION.

**Executive/Closed Session** BETTY K MADE A MOTION FOR EXECUTIVE SESSION, JAY W – SECONDED AT 7:36 PM

**New deed restriction violation complaint** A NEW COMPLAINT HAD BEEN SUBMITTED BY A RESIDENT. AS IT COULD POSSIBLY RELATE TO EXISTING VIOLATIONS, JAY WAS GOING TO SEEK THE ADVICE OF THE ATTORNEY BEFORE MOVING FORWARD. BETTY REMINDED MEMBERS THAT THERE IS A DEED RESTRICTION VIOLATION POLICY ON THE NEIGHBORHOOD WEBSITE & A LIST OF PROCEDURES TO BE FOLLOWED WHEN WE RECEIVE A NEW COMPLAINT, THE FIRST STEP IS A FRIENDLY CONVERSATION OR CONTACT, WHENEVER POSSIBLE.

**Status of deed restriction violations with attorney** PRE LITIGATION STATUS IS ON HOLD

TYRONE REQUESTED ALL WEBMASTER EMAILS BE FORWARDED TO HIM FOR REVIEW. BETTY & JAY DID NOT SEE A NEED & DID NOT AGREE TO DO SO, BUT DID AGREE TO SEND ONE MESSAGE THAT WAS IN QUESTION TO TYRONE. BETTY WAS TO CONTACT THE PERSON REFERRED TO IN THE MESSAGE TO INFORM HIM/HER THAT THE MESSAGE WAS BEING REQUESTED & THEN FOLLOW UP WITH TYRONE.

**Adjournment** BETTY K MADE A MOTION TO DISMISS, TYRONE B SECONDED  
MEETING WAS ADJOURNED AT 8:38 PM