

# *The Woods of Wimbledon Civic Association*

P.O. Box 15109, Spring, Texas 77391-1509

## BOARD OF DIRECTORS MEETING MINUTES NOVEMBER 9, 2011

Location: BIK, 14701 Benfer Rd, Houston, TX 77069      Minutes Prepared by: Mark Nisula

Board Members in Attendance: Barry King, John Spires, Patsy Hunt, Polly Black, Mike Pannell, Robert Ray, George Clifton

Guest in Attendance: Mark Nisula

Meeting was Called to Order at 7:35 PM.

1. Barry King presented a resignation letter from Georgia Nisula, who was serving as Secretary of the Board of directors.
2. George Clifton presented the October meeting minutes. Discussion of the minutes, there was no discussion.
3. Pasty Hunt made a motion to approve the October meeting minutes. Mike Pannell seconded the motion, a majority of the board was in favor and the motion carried.
4. Barry King asked John Spires for the schedule of late fee for homeowners. John replied that the late fees are \$50.00 for the first month and \$25.00 per month thereafter until the fees are paid in full.
5. Barry King talked about new Texas State Statues that went into effect in August 2011. Pertinent issues will be addressed in the deed restrictions as required.
6. John Spire presented the November Treasurer's Report. John stated that no additional fees have been collected from delinquent homeowners since the October meeting.
7. Pasty Hunt made a motion to approve the November Treasurer's Report. Polly Black seconded the motion, a majority of the board was in favor and the motion carried.
8. Barry King presented a letter from Paul Bailiff of Bailiff & Herbig, which is the boards hired attorney, about the over collection of legal fees from 4 properties that they took action on. John Spires stated that he had to correct the name of the person who were to be paid as the attorney had them incorrectly. There was a general consensus of the board member that the letter from the attorney should be revised, so no credit will be applied to upcoming fee due, and all money is refunded to the original payee.
9. George Clifton asked if everyone was pleased with the cutting back of the Pampas Grass along the wall. There was discussion on how long the grass would take to come back, and if it left over stumps and over dirty would look nice until it grew back.
10. George Clifton made the motion to remove Pampas Grass stumps, so a mower can go over it. Barry King seconded the motion, a majority of the board was in favor and the motion carried. Following the motion, discussion by the Board it was resolved that the stumps of Pampas Grass should be dug up and the ground leveled. George Clifton volunteered to secure bids to accomplish this.
11. Polly Black stated that see contacted the homeowner at 5119 Wightman Ct. with information to have the Association to pay for the removal of the tree near the Association's Wall or sign a statement of responsibility for damages that occur to the Wall caused by their tree. George Clifton reported that other trees stated in previous meeting have been cut down and removed.

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12. Robert Ray recommended accepting bid for Mr. Brick to do wall repair for areas originally quoted. Barry King suggested getting a updated quote, and to include the filling in and patching drain holes that where created by residents without permission. It was recommended to sending out letters to all homeowners that share the Association's Wall stating why the holes where being patched and advising them that they are not authorized to make modifications to the wall. Robert Ray advised he would get the updated quote from Mr. Brick and email it to all the board member for a vote to approved the contract.
13. Robert Ray advised there are still a few more residents that need to be visited before curb numbering can begin.
14. Mike Pannell stated all lighting repairs have been made.
15. Mark Nisula stated that he will post a announcement on the front page of the annual meeting, followed by maintenance fees that will be due. He is still waiting to get all the updated contact information for the online directory.
16. Barry King state the annual meeting has been scheduled for Thursday, December 1, 2011 at 7:30 PM. Kroger's has agreed to let use there conference room upstairs.
17. Polly Black stated that would be two others willing to run for director, and there name should be added to the ballot.
18. John Spires presented the 2012 Annual Budget. Discussion of the Budget, John stated he will adjust the Budget to reflect the estimated \$12,000 for wall repair in 2012. It was also discussed about using some reserve funds to repair the wall, even though no fee will be raised.
19. George Clifton made the motion to accept the 2012 Annual Budget with the revisions for wall repair. Robert Ray seconded the motion, a majority of the board was in favor and the motion carried.
20. Barry King talked about making sure at the annual meeting the board needs remind all residents that attend about the expiration of the deed restrictions and the board plans on modifying the deed restrictions prior to there expiration.
21. Barry King announced that he talked with the Architectural Control Committee. One house had requested and was granted approval for exterior renovations that were already under way.
22. John Spires made a motion to adjourn the meeting. This motion was retracted by John Spires after discussion that not all the agenda has been completed.
23. Barry King stated he would send out the first set of revised Deed revisions as soon as he receives them form the lawyer. He asked all the board member not to take more than 5-day to review and respond to the revisions.
24. John Spires made a motion to adjourn the meeting. George Clifton seconded the motion, a majority of the board was in favor and the motion carried.

The Meeting was Adjourned at 8:43 PM.

Next Meeting Date, Time, and Location: December 1, 2011, Kroger, Conference Room (on 2<sup>nd</sup> Floor), 15802 Champions Forest Dr. Spring, TX 77379 @ 7:30 PM.