

The Woods of Wimbledon Civic Association, Inc

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

Board of Directors Meeting Minutes

February 18th 2016

Location: Cypress Creek Christian Community Center, 6823 Cypresswood Drive, Spring, TX 77379

Prepared by Graham Sherlock, Secretary

Board Members Present: Michael George, Graham Sherlock, Allen Baker, Steven Frankoff, Kara Ellis.

Board Members Absent: Barry King, Don Shackelford, Sam Al-Khudhairi.

Guests present: None

The meeting was called to order at 7.05pm and quorum was achieved.

1. The minutes for the January 2016 meeting were reviewed and were approved unanimously.
2. Treasurer's report.
 - a. \$52,000 has been received in fees so far this year.
 - b. 18 homes have not paid and have not requested a payment plan. Invoices for late fees have been sent. The invoice contains an instruction to contact the Treasurer to request a plan.
 - c. 2 late fees were appealed and waivers were approved.
 - d. The fee for insurance was less than expected
 - e. The fee for the meeting room is reduced as a concession for block-booking.
 - f. The Federal Income tax review has been completed
 - g. The Financial Review is in progress
 - h. The electricity bill is a different account for each entrance. Neither include the street lights. Allen proposed signing up for a 3 year contract to take advantage of lower rates. Motion to accept proposed by Graham Sherlock. Kara Ellis seconded. Unanimously approved.
 - i. Trash service. Suggestion was made at previous meeting to add recycling service. This would add \$4 per household per month. It exceeds the Board's authority to simply add it and would need to be approved by a vote of residents. This could be added as a proposal at the next AGM.

- j. Sign lights. These are now working at both entrances following repairs made by Allen. It was not necessary to buy a replacement light, just a replacement bulb. Mike will store the spare timer and extension cord with the Christmas wreaths.
 - k. Mosquito fogging. The fogging contractor is asking for a \$15 per month fee to maintain the fogging log. This seems high and could possibly be handled by the Board since it is the Board's responsibility to maintain the log even if the administration is performed by the contractor. Steve argued that from a legal standpoint the risk outweighs the possible savings and that we should pay the contractor. Mike will determine if the log-keeping is a legal requirement and report at the next meeting.
3. ACC
- a. Rebuilding has started on the house that caught fire and was demolished. Construction is expected to take 6 months.
 - b. The Klein ISD rezoning was approved and Woods of Wimbledon will now be rezoned for Klein High School for the school year beginning August 2017.
 - c. Chickens. There is no state law that allows chickens to be kept and the WOWCA deed restrictions do not permit it. A certified letter was sent Feb 9th to the homeowner who is keeping the chickens, with no response.
 - d. The house that was the subject of numerous complaints has been significantly cleaned up.
 - e. Mike suggested sending a general letter via email – Neighborhood News – to remind residents to tidy up the yards and make general repairs.
4. Digitizing records
- a. A question was asked – is the record retention policy on the website?
 - b. There are boxes with paper records going back to the 80s. It is not known if all of these have been scanned already.
5. Website
- a. It is a requirement that the Board approves all material contained on the website as well as changes to it. The Board is grateful to Mark Nisula for his considerable time spent creating and maintaining the website but needs to become more engaged with it.
 - b. The website contains incorrect information.
 - c. There is information in the public domain that other HOAs only allow registered users access to. It is felt that there is too much information being given away for free.
 - d. The contact forms need to be re-designed.
 - e. There is various contact information that is redundant in the internet age. All of the information listed is easily found with a Google search and may not be current.
 - f. If the free contact information is removed we might be able to charge service providers for advertising space.
 - g. It was agreed to request a meeting with Mark Nisula to review the changes.
6. There was a motion to adjourn proposed by Allen at 9.12pm, seconded by Kara and unanimously approved.

The next meeting will be on March 17th at 7.00pm