

# *The Woods of Wimbledon Civic Association*

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

## BOARD OF DIRECTORS MEETING MINUTES

AUGUST 1, 2012

Location: Pannell Residence, 15014 Benfer Rd, Houston, TX 77069

Minutes Prepared by: Mark Nisula

Board Members in Attendance: Mike Pannell, George Clifton, Barry King, Mark Nisula, Polly Black, Melissa Hunt, Ken Lindsay

Guest Total: 5

Meeting was called to Order at 7:36 PM.

1. Mark Nisula presented the July 2012 meeting minutes.
  - a. Barry King made a motion to approve the July 2012 meeting minutes. George Clifton seconded the motion, the motion carried.
2. The next board meeting is scheduled for September 5, 2012
3. Barry King did not have a Treasure's Report to present
  - a. Mark Nisula made a motion to suspend the reading of the July 2012 Treasure's Report. Polly Black seconded the motion, the motion carried.
4. Mike Pannell talked about the property at 5115 Westerham, Wells Fargo has been working to improve the resale value & has started bi-weekly yard maintenance.
5. Mike George presented the ACC Report:
  - a. A request to paint a house was approved after meeting with the owner to select a color.
  - b. Barry talked about a conversation he had with the owners at 15115 Rose Cottage about wanting to remove trees on their property.
  - c. Discussion was held about tree removal. Mike George re-affirmed that the ACC does not want any trees to be removed unless they are dead or diseased. Additional discussion was held about how to address owners that violate the restrictions by removing trees without approval.
6. Mike Pannell reported on these services:
  - a. Mosquito Spraying – The Company that was hired has been doing spraying and will continue until there is no longer a need due to changes in season.
  - b. Trash Collection – Barry King will contact the current provider, Republic Services, to get a quote by next month.
7. Barry King asked to get all the email addresses of residents on record for billing purposes. He requested to have these by December.
8. Discussion was held about the inside of the brick wall repairs. There is an issue with vines and access to be able to conduct wall repairs.
  - a. Polly Black made a motion to send out letters to the residents with walls on property about the wall repair. Ken Lindsay seconded the motion, the motion carried.
9. Discussion was held about the current proposed deed restriction revision.
  - a. Barry King advised that there were 60 votes for and 46 votes against at the time of the meeting.

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- b. Discussion was held on if moving forward with changes to proposed restrictions is even possible.
  - c. There were 2 alternate proposals by attending guests
    - i. Mike Pannell read advice that legal counsel presented
    - ii. Mike George highlighted his proposal changes
    - iii. George Clifton made a motion to create a subcommittee to review deed restrictions with proposed changes, Mike Pannell is to head up the subcommittee and any residents can serve on the committee. Barry King seconded the motion, the motion carried.
    - iv. Mike Pannell proposed to hold a special meeting on August 15<sup>th</sup> at Kroger.
10. Barry King made the motion to adjourn. Patsy Hunt seconded the motion, the motion carried.

The Meeting was adjourned at 9:36 PM.

Next Meeting Date, Time, and Location: September 5, 2012, Mike Pannell House, 15014 Benfer Rd, Houston, TX 77069 @ 7:30 PM.