

The Woods of Wimbledon Civic Association, Inc.

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

BOARD OF DIRECTORS MEETING MINUTES

December 09, 2014

Location:

Minutes Prepared by: Kara Ellis

Board Members in Attendance: Georgia Nisula, Allen Baker, Kara Ellis, Steve Kenner, Ken Lindsay, Steven Frankoff

Board Members Absent:

Guest Total: 9

Meeting was called to Order at 7:05 PM.

1. Georgia called meeting to order.
2. Mike George made a motion to have a transitional meeting at beginning of the year to review meeting minutes
 - a. Mike Pannell seconded
 - b. Motion carried
3. Treasurer's Report
 - a. Allen stated we had \$4711 in net income over what was expected. The \$500 raise is taking care of all expenses.
 - b. \$1000 dues have not come in yet
 - c. Steve Frankoff made a motion to accept the report
 - i. Mr. Railey seconded
 - ii. Motion passed
4. Architectural Committee
 - a. Jeff is missing communication with homeowners
 - b. Wants a directory again
 - i. Can have advertisements to offset the cost of printing
 - ii. Make phone numbers optional if homeowner does not want listed
 - iii. We should build up neighborhood news through the website
5. Administrative Reports and/or committee updates
 - a. none
6. Common Area Maintenance
 - a. Cut down tree at front that is dead, sprinkler repair, Christmas decorations
7. By Laws
 - a. Get up to date with current property laws of Texas

The Woods of Wimbledon Civic Association, Inc.

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

8. Account Consolidation
 - a. Consolidated to 2 bank accounts
9. Deed Restriction Violations
 - a. Spoke with attorney on violation. Give them a notice, if they do not comply, get attorney involved
 - b. Ideas:
 - i. May do a tree replacement plan
 - ii. Need legal counsel on what is legal and not
 - iii. Hire a monitoring service to catch deed violations
 - iv. Can there be a penalty?
 - v. Board has to be willing to send a letter from attorney
 - vi. Yellow card – have thank you card when they do comply
10. Consolidated the bank accounts into 2 accounts
- 11.
- 12.
13. Spoke with attorney on violation. Give them a notice, if don't comply, get attorney involved
 - a. Maybe do a tree replacement plan
 - b. Need legal counsel on what is legal and not
 - c. Hire a monitoring service to catch deed violations
 - d. Can there be a penalty?
 - e. Board has to be willing to send a letter from attorney
 - f. Yellow cards, have thank you card when they comply
14. Voting
 - a. Results out of
 - i. President – Georgia – 16 votes
 - ii. Vice President – Mike George - 11
 - iii. Secretary – Graham Sherlock - 12
 - iv. Treasurer – Allen Baker - 16
 - v. Members at Large
 1. Kara Elis - 18
 2. Ken Lindsay - 17
 3. Barry King - 15
 4. Kendadll Knight - 10
15. Bylaws
 - a. Article II Section 6
 - i. Motion by Ken Allen to delete “and residents” and replace with “in the”
 - ii. Mike George second
 - iii. Carries - 13

The Woods of Wimbledon Civic Association, Inc.

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

- b. Article III Section 1
 - i. Motion by Mike George to change from January to November
 - ii. Kristin McLaughlin second
 - iii. Carries - 13
- c. Article IV Section 1
 - i. Motion by Mike George to add in a minimum of 5 directors. "no less than 5, no more than 8"
 - ii. Don Shackelford second
 - iii. Carries – 12
- d. Article V Section 1
 - i. Motion by Mike George on nominating committee. Remove pending legal statement it, remove "if not illegal to remove"
 - ii. Steve Kenner second
 - iii. Carries - 9
- e. Article X
 - i. Motion by Mike George to change "audited" to "reviewed"
 - ii. Don Shackelford second
 - iii. Carries - 13
 - iv. minimum of 5
- f. Article XI Section 2
 - i. Motion by Don Sherlock to add "annually" after \$1000
 - ii. Jeff Bosh second
 - iii. Carries – 13

The Meeting was adjourned at 10:05 PM.

Mike George motioned to close meeting. Don Shackelford seconded and motion passed.

Next Meeting Date, Time, and Location:.