

# The Woods of Wimbledon Civic Association, Inc

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

## Board of Directors Meeting Minutes

May 7th 2015

Location: Barbara Bush Branch Library, 6817 Cypresswood Drive, Spring Tx 77379

Prepared by Graham Sherlock, Secretary

Board Members Present: Georgia Nisula, Michael George, Graham Sherlock, Allen Baker, Kara Ellis, Kendall Knight, Ken Lindsey.

Board Members Absent: Barry King.

Guests present: Don Shackelford

The meeting was called to order at 6.42 PM. Quorum was achieved.

1. The minutes for the prior meeting were reviewed but were not approved. . Amendments were agreed. The amended meetings will be submitted for approval at the next meeting.
2. Treasurer's report.
  - a. We are on track to the budget (within 3%) and the total outstanding money owed, going back to 2012, is low.
  - b. Electricity contract. It was proposed to keep with Reliant but switch to a 12 month primetime contract as this is the most economic option for our usage. Unanimously carried.
3. ACC received a request for approval to repair a patio roof. The request was not necessary but was approved anyway.
  - a. Complaints were received regarding two green pools. Since this is a public health matter it was recommended that the complainants should notify the Public Health Department.
  - b. The two dead trees have still not been removed in Wightman Court. Mike will send a letter requesting their removal.
  - c. The dead shrub has not been removed from the Mittelstadt Road entrance. Georgia will obtain quotes from the landscapers for its removal. Mike offered to research prices for a replacement.
4. It was stated that only people whose name appears on the home deed or settlement sheet may serve on the board. Kendall will provide evidence that she is on one of these documents for her home.

5. A question exists of what we are to do regarding any need to make expenditure above the budget. Mike will type the response and send by email.
6. It was suggested to convene a special meeting to discuss and pass amendments to the HOA rules & regulations for inclusion in the annual meeting.
  - a. We need to let homeowners know they can give input for new amendments.
  - b. It is better to have an open meeting to receive suggestions from homeowners.
  - c. Any proposed amendments can then be typed up and then be voted on at the AGM.
  - d. In order to ensure adequate notice, it was proposed that this meeting should take place in July.
  - e. The cost of various venues was discussed.
    - i. Huntwick Community building is \$645 for 4 hours
    - ii. The Firehouse is \$95 per hour
    - iii. The Centrum is \$15 per hour.
  - f. It was agreed that the ideal for monthly meetings would be to fix them for the last Thursday of each month at the library as this can be booked up to 60 days ahead.
  - g. Georgia will distribute a draft of the July meeting wording and review with the lawyer to ensure its legality.

#### Closed Session

7. There are now 4 homes that have not paid their dues.
  - a. Two of these are now on a payment plan.
  - b. Two homeowners have appealed their late fees. Their cases were discussed and both were deemed to have merit and were approved.

#### Public Session

8. Georgia proposed a motion that was later withdrawn. This was to allow the Treasurer to design forms at his discretion. Mike pointed out that any such form would need to be formally approved by the board. Allen will bring a draft form to the next meeting for review.
9. The Board members will re-read the installment policy for discussion at the next meeting. One suggestion is to limit any plan to a maximum of 12 months to ensure collection prior to the start of any new plan for the following year.
10. Those homeowners who have not paid and have not requested a payment plan or contacted the Treasurer within 10 days to receive a certified notice. Allen will review the wording of the notice with the lawyer. The limit date was set as April 22<sup>nd</sup>.

Meeting adjourned at 8.46pm