

# The Woods of Wimbledon Civic Association, Inc

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

## Board of Directors Meeting Minutes

May 7<sup>th</sup> 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, Barry King, Don Shackleford, Kara Ellis.

Board Members Absent: Sam Al-Khudhairi, Steven Frankoff.

Guests present: None

The meeting was called to order at 7.15pm and quorum was achieved.

1. The minutes for the March 2016 meeting were reviewed and were approved (with corrections) with one abstention (Kara was not present at the previous meeting.)
2. Treasurer's report.
  - a. Income is 4% down to plan but is expected to correct before year-end.
  - b. There are 8 homeowners who have not paid dues and have not asked to be put on a payment plan.
  - c. 1 payment plan has been paid in full
  - d. 1 new resident's title co. underpaid. A letter will be sent to the homeowner.
  - e. 30 day notices will be sent to non-payers. Proposed Barry, Graham seconded.  
Unanimous
3. Administrative Reports and/or committee updates.
  - a. Debt collection discussion. Legal advice is that collection method should not be formalized as a policy.
  - b. Chickens – issue appears to be resolved as there have been no recent chicken noises.
  - c. Official letters were sent to residents for failure to keep grass mown and for failure to remove a dead tree limb despite previous requests.
  - d. One homeowner has planted vegetables in the front yard. This violates HOA regulations as it constitutes a landscaping change.
  - e. 5 new homeowners were sent welcome letters.

- f. The foundation company that was asked to comment on the walls says that walls cannot be righted and they don't work on them.
  - g. Bonnie Shows is asking if the Social Group's notices can be posted on the website.
  - h. Sharon Devine wants to resurrect the 4<sup>th</sup> July neighborhood parade.
  - i. A statement should be added to the website stating that Texas State law has supremacy in the event of conflict with HOA by-laws. This avoids the need for expensive revisions to our HOA by-laws whenever State law changes and enables us to incorporate them during planned by-law revisions.
  - j. Electronic call-ins are allowed for HOA meetings but all homeowners must be able to call in. A conference call service for so many people would be expensive.
- 4. Kara left the meeting at 8.11 but quorum was maintained.
- 5. ACC
  - a. 1 request was made regarding a new roof. The planned roof is within policy guidelines so is permitted.
  - b. Entrance planting committee.
    - i. A meeting was held.
    - ii. The noticeboard has decayed to the point of being unuseable. It used to be a statutory law to have a physical sign. We need to check whether this is still the case.
    - iii. An electronic sign would be an improvement.
    - iv. Other suggestions include a National Parks style corkboard. More expensive types are weatherproof and some have interior lighting. Solar power is also offered.
- 6. The next meeting will be held on June 16<sup>th</sup>.
- 7. Motion to adjourn was made by Don, Allen seconded. Unanimously carried. Adjourned at 9.07pm.