

The Woods of Wimbledon Civic Association, Inc

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

Board of Directors Meeting Minutes

February 16th 2017

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, Don Shackelford, Bonnie Shows, Linda Intschert.

Board Members Absent: Barry King, Joel Carter.

Guests present: Mark Shows,

The meeting was called to order at 7.03pm and quorum was achieved.

1. The minutes for the January 19th 2017 meeting were reviewed and changes were requested. These will be made and presented at the next meeting.
 - a. Changes requested were to clarify 3b to state that the summary was for the by-law amendment votes, change to section 4 to note that statements were made rather than stating the opinions are true and to section 5b to include the commitment made by Don to determine effectiveness of the mosquito spraying service.
 - b. Mike stated that painting brick does not violate deed restrictions and Bonnie also had a comment to make. It was agreed that discussion would take place later in the meeting.
 - c. There was no movement to approve the minutes.
2. Treasurer's report
 - a. Total maintenance fees received so far is 78% relative to budget for the year.
 - b. The property insurance has been paid.
 - c. Broker has said that the underwriters won't answer specific liability questions but did confirm the meetings held at CCCCC are covered.
 - d. Seven homeowners are now on payment plans.
 - e. The four outstanding accounts from 2016 have not yet paid and have also not paid for 2017.
 - f. Fourteen additional homeowners have not paid or requested a payment plan.
 - g. One of the fourteen notified us that his check was deposited so Allen will investigate.
 - h. Another of the fourteen is a new homeowner who says they did not receive an invoice.

- i. Motion to approve the Treasurer's report was made by Graham, seconded by Bonnie. Unanimously approved.
- 3. President's report.
 - a. Mike followed up on the January discussion regarding foreclosure. Mike has consulted with the attorney and will include the summary in the March 16th meeting.
 - b. There were no complaints since last meeting and there are no new homeowners.
- 4. ACC
 - a. There was one request for a roof replacement. The old roofing policy allowed metal roofs but the current policy doesn't. As this is a replacement it's allowed. This will be metal shingle not sheet.
 - b. A window replacement request was made and approved.
 - c. Mike disagreed that painting of brick violates the deed restrictions as it is not specifically prohibited in the deed restrictions.
 - d. Wall repairs – Mike hopes to have the contractor that gave the large bid at the next meeting. The Board will be asked to approve the repairs to the leaning sections.
 - e. On the subject of cleaning & sealing the brick, the Board is not agreed that this is necessary.
 - f. Linda noted that the mortar is crumbling in her section.
 - g. Mike stated that he will send a pdf of the proposal to the Board prior to the next meeting.
- 5. Mosquitos.
 - a. Don presented that there are two chemicals in a mineral oil carrier. The pesticide is Permethrin and the second is a catalyst to keep the mosquitos from metabolizing the Permethrin before it can become lethal.
 - b. Lab information shows that with contact, Permethrin is 100% lethal to a mosquito.
 - c. It is most effective if it hits them while flying.
 - d. Regulations permit 0.8lb of Permethrin per acre per year.
 - e. Spray concentration is between 1% and 4% of yearly total per application so if applied at 1% then 100 applications per year are permitted.
 - f. Allen obtained a specification for droplet size and application method. Atomization results in a mist of 20 micron droplets - the same size droplets as fog so it stays suspended in air. The half life of permethrin is 100 years so as the mist settles on foliage it stays lethal to mosquitos for a long time.
 - g. At 30 micron droplet size, one gallon (2.5lbs) with no dilution would give 267 trillion droplets. Permethrin can be diluted up to 1 part per 239 mineral oil.
 - h. Even if undiluted, per spec there would be bill
 - i. We don't know how much is being sprayed. Don reports that he can smell the spray in his back yard when it is being sprayed and that it takes a minute or two to reach the backyard after the truck goes by, indicating that it is being help in suspension effectively.
 - j. We need to understand how the Permethrin is applied by the contractor to ensure it is being sprayed per manufacturer recommendations. What size pump are they using,

what size droplet do they achieve, what dilution rate do they use and how much is being sprayed each time.

- k. Don will call the vendor and the county and report back at the next meeting.
- l. We'll make a final decision on March 16th.

6. Executive session

- a. This involved a home that has been the subject of complaints.

7. Deed Restrictions

- a. We need to formulate a policy regarding deed restriction enforcement.
- b. We used to pay a management company to drive around once a month and write maintenance notifications.
- c. We could ask at-large Board members to walk the neighborhood and issue correction notices.
- d. We used to issue yellow postcards for minor infractions. Formal letters for more serious ones. Linda talked of a form letter from another neighborhood that listed infractions and the at-large members go and talk with the homeowners. At first it was not well received but after six months there was a noticeable drop in the number issued. Linda offered to bring a draft form letter to the next meeting.
- e. There was a discussion around leaded glass windows and the ACC rulings that they cannot be removed. Bonnie pointed out hers are leaking. The ACC argument is that the leaded windows are an architectural feature and therefore if they need to be replaced they can only be replaced with an identical window.
- f. Mike argued that storm windows can be placed over the leaded windows. Some of the Board members thought that was unsatisfactory as they look cheap.
- g. Mike stated that the ACC makes a judgment based on whether the architectural style is being maintained. It was then argued that painting brick alters the architectural style so to be consistent the ACC cannot deny window replacement while allowing painting of brick.
- h. Mike stated that the ACC does not intend to limit people's freedoms.
- i. If Bonnie's window request is denied by the ACC she has the option to come to the Board and request an exception.
- j. There is no published ACC policy for windows as there is for roofs.
- k. It was argued that the original deed restrictions appear to state that the ACC must be elected and not appointed. Board members interpreted the original deed restrictions differently.
- l. A question was asked regarding how the ACC is selected. Mike stated that it was originally appointed by the developer and that memberships are for life or until resignation and that replacements are invited by the committee.
- m. It was argued that the original deed restrictions appear to state that the ACC must be elected and not appointed. Board members interpreted the original deed restrictions differently.

8. Don moved to adjourn at 8.53. Graham seconded. Approved unanimously.

The next meeting will be held on March 16th at Cypress Creek Christian Community Center.

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