

The Woods of Wimbledon Civic Association, Inc

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

Annual Meeting Minutes

November 15th 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, Tom Devine, Kara Ellis, Steven Frankoff.

Board Members Absent: Don Shackelford.

1. The meeting was called to order at 7.00pm.
2. Quorum was achieved.
3. Secretary's Report.
 - a. The minutes for the 2015 Annual Meeting were presented and were unanimously approved.
 - b. An amendment to the 2014 Annual Meeting minutes was presented and was approved with one vote against.
4. Ballot for Board members for 2017.
 - a. There were eight candidates for the eight Board positions and the Officer positions were uncontested.
 - b. The absentee ballot forms were all checked and none were found to have write-in candidates.
 - c. There were no nominations from the floor.
 - d. Mark Shows moved to appoint the eight candidates to the eight positions. Linda Intschert seconded. Motion carried. The following were duly elected:

i. President	Michael George
ii. Vice President	Don Shackelford
iii. Treasurer	Allen Baker
iv. Secretary	Graham Sherlock
v. Director at Large	Bonnie Shows
vi. Director at Large	Linda Intschert
vii. Director at Large	Barry King
viii. Director at Large	Joel Carter

5. Ballot for By-Laws amendments.

- a. By-laws amendments. The first group of amendments were to comply with Texas State law and the second group comprised amendments intended to facilitate smoother running of the Association. The state law compliance amendments were grouped together with a single vote; the other amendments were presented individually with a yes/no vote for each amendment. Per HOA by-laws, amendments only passed if two thirds of members who were either present or who returned signed ballots or proxies voted in favor. The results are summarized below.
- b. There were 39 ballot papers submitted. The two thirds threshold for approval of each amendment was therefore 26.
- c. The ballot for amendments to comply with Texas State law was as follows:

	For	Against	Result
Article III Section 3	28	1	Approved
Article III Section 6			
Article IV Section 3			
Article V Section 1			
Article V Section 2			
Article VI Section 5			
Article VI Section 7			
Article XV Section 3			

- d. The ballot for the remaining amendments was as follows:

	For	Against	Result
Article II Section 6	28	4	Approved
Article III Section 1	31	1	Approved
Article IV Section 3	29	2	Approved
Article VIII Section 2	28	4	Approved
Article VIII Section 3	30	3	Approved
Article VIII Section 8 (a)	30	1	Approved
Article VIII Section 8 (d)	29	4	Approved
Article IX sections 1,2,3,4 & 5	29	3	Approved
Article X	28	5	Approved
Article XI Section 1	22	9	Rejected
Article XI Section 2	20	12	Rejected
Article XIII Section 2	25	3	Rejected
Article XV Section 1	28	4	Approved
Article XV Section 4	27	5	Approved

6. 2017 Budget

- a. The budget consisted of the annual operating budget, an amount to be taken from the capital fund in order to repair sections of the perimeter wall and an amount to be taken from the capital fund to be used to re-landscape the Strack Road and Mittelstaedt Road entrances. There was a single ballot to approve or disapprove the entire budget.
 - b. 17 approved the budget and 19 disapproved. The 2017 budget was rejected.
 - c. The budget will be revised and re-presented for approval at a subsequent meeting.
7. During the vote tally there was a question & answer session.
- Q. Regarding debt collection costs, if we know from the get-go we won't get paid, why would we spend money on lawyers?
 - A. We check for records of foreclosure before initiating legal proceedings. Earlier in the year, 9 homeowners had not paid or communicated with the Board. Five of those have now paid in full and proceedings continue with regard to the remaining four.
 - Q. Why are the dues increasing in 2017?
 - A. The largest part is due to the increase in cost of trash collection; a smaller part is for collection costs to pursue those who have not paid their dues. The budget is a worst-case because we are inviting competitive bids for trash collection. It is calculated to break-even.
 - Q. It was stated that some homeowners leave their garbage cans at the curb & don't take them. The Board was asked what they would do about that.
 - A. The Board will send letters to homeowners reminding them to take them in.
 - Q. What will the Board do if neighbors don't comply with the Deed Restrictions?
 - A. The President is working on a policy to encompass State Law and will then formulate a response. The Board prefers to be neighborly and communicate with people. The President sends a thank you note after successful resolutions.
 - Q. How often do we spray for mosquitoes?
 - A. Twice per week at a cost of \$30 per spraying.
 - Q. QuickBooks costs \$30 per month – can we just buy a copy?
 - A. It's online and allows for transfer from year to year which is good for data retention.
 - Q. What trash service does Huntwick have?
 - A. Waste Management. We obtained a quote but it was more than we currently pay.
 - Q. Could we lower cost by switching to one trash pick-up per week?
 - A. Yes but we prefer to keep to twice per week.
 - Q. Can we name & shame non-payers?
 - A. Legally, no, we can't.
 - Q. Can we exceed the budget?
 - A. The by-laws limit the amount by which we can over-spend the budget.
 - Q. Should the shrub replacement line in the budget be part of the new landscaping budget?
 - A. Yes, it could be.

- Q. What are the plans for Wall repair?
 - A. It has proven difficult to obtain quotes from companies willing to do the work although over 20 have been contacted. An amount has been included in the budget for this work.
 - Q. Is it possible, after work starts, it will escalate?
 - A. We hope not.
 - Q. With all the church traffic on Strack Road, can we organize with other subdivisions to add a 3rd lane & sidewalks with the culverts filled in?
 - A. We hadn't considered it but it's a good idea.
 - Q. People have punched holes in the boundary walls to allow drainage. How do we deal with that?
 - A. The County recommends adding more drainage holes. In the original build, each home had one pipe under the wall foundation for drainage. (Answer came from the floor).
8. There was a motion to adjourn at 9.20 by Barry King. Tom Devine seconded. Motion carried.