

# ***The Woods of Wimbledon Civic Association***

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

## NOTICE OF BOARD MEETING

Thursday, May 2, 2013 - 6:30 p.m.

Notice is hereby given that the Board of Directors of **The Woods of Wimbledon Civic Association** of Harris County, Texas, will hold a board meeting on **Tuesday May 2, 2013 at 6:30 p.m.** at the **Steve Frankoff's Residents located at 15014 Marlebone Ct, Houston, Texas 77069.**

The Association will consider and act upon the following matters:

1. Call to Order.
2. Roll Call and establish a quorum.
3. To approve Minutes of prior meeting(s).
4. Treasurer's Report
  - a. Status of Collections for fees
  - b. Status of uncollected fees for prior years
5. To pay Association bills and authorize fund transfers required for operation.
6. Administrative Reports and/or committee updates.
  - a. Receive Architectural Control Committees monthly report.
    - i. 15023 Marlebone Ct (Removal of a tree)
    - ii. 15115 Rose Cottage Drive (Garage Rebuild/move)
7. Review and take action on Legal Counsel.
  - a. Engagement letter sent to establishes new relationship with Terry H. Sears of Sears | Bennett | LLP to provide legal counsel.
8. Review status of Banking Signature card for Chelsea Spriggs & Steven Frankoff
9. Review status of Online Accounting using Intuit's Quickbooks online service.
10. Review and take action on Resale Certificate.
11. Review status of Registered agent as Terry Sears with the State of Texas & Filling of non-profit report with the State of Texas.
12. Review and take action on Website issues.

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13. Review and take action on Interior wall repair & Removing the drainage from the North wall.
14. Review and take action on sprinkler system at both entrances and repair/replace damaged components.
15. Review and take action on neighborhood watch group / community watch program.
16. Review and take action on establishing a meeting date and time to draft the policies to bring us in compliance with the 2011 legislation and other compliance matters. This meeting will involve our HOA attorney and I will report on his availability.
17. Review and take action on establishing a communication protocol so that inquiries are handled in a timely manner and communicated to all board members and ACC (when applicable).
18. Review the status of the upcoming May 11 election (early voting begins on April 29th) for the following:
  - a. Heatherloc MUD bond election
  - b. Emergency Services District 11 (EMS) property tax increase
  - c. Emergency Services District 29 (Fire) Sales and use Taxvote on May 11th and
19. Review and take action on establishing future meeting dates.
20. Review and take action on establishing a protocol for board meeting announcements and circulating most board reports one week prior to a meeting.
21. Review and take action on Deed Restriction Violations and complaints received by the Association.
  - a. Fence too tall on Benfer (David Clough & Steven Keeney), 15102 Marlebone,
  - b. Plants/shrubs on corner lots blocking view
  - c. 5131 Wightman Ct (possible multi-family situation)
  - d. 5115 Westerham Place (swing set in front yard & interior curtains)
  - e. 15007 Benfer Rd (replacement windows not approved by ACC)
  - f. 5134 Wightman Ct. (number of pet limitations allowed)
  - g. 15110 Rose Cottage Drive (Dogs)
  - h. 15115 Rose Cottage Drive (sewer smell)
22. To meet in Closed Session, to discuss legal matters determined by association's council, which pursuant to the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas requires private consultation with the Association and to consider personnel matters including but not limited to any pending civil suites.

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23. Reconvene in Public Session.

24. To receive public comment and/or announcements.

25. Adjournment.

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**Mark Nisula**

Director/Secretary

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Civic Association

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