

Minutes of the Woodway Homes Association, Inc.
Board of Directors Meeting
7:00pm, February 15, 2016
207 Woodridge Drive, Victoria, Texas 77904

Members present: Directors Jason Elder, Julie Fulgham, Troy & Cynthia Eason, W.A. Afferbach, Aaron Jeson, Lorene Bothe, Patrick Aitchison, and Administrator Darlene Meyers

Members absent: Scott Leigh, Michael Reyes, and Bernie McBroom

1. Call to Order -

Jason Elder, President

President Elder called the meeting to order at 7:00pm.

2. Minutes of Last Meeting, held October 19, 2015 -

Julie Fulgham, Secretary

Treasurer Afferbach made a motion to approve the minutes as presented. Director Troy Eason seconded the motion and the minutes from November 10, 2015 meeting were approved unanimously.

3. Old Business -

(a) Playground/Swings, Basketball Area - Director Aaron Jeson will continue to explore options to get the best option within the budget. A recommendation to ask builder Steve Klein was made.

4. New Business -

A. Treasurer's Report

Afferbach/McBroom, Co-Treasurers

Administrator Meyer presented the Treasurer's Report. Director Afferbach made a motion to accept the Treasurer's Report. Director Reyes seconded the motion and it passed unanimously.

The budget was created and adopted for the 2016 year. (Budget attached.) Director Fulgham moved to adopt the budget at \$111,710 for the 2016 calendar year and Director Jeson seconded the motion, which passed unanimously.

B. Architectural Review Committee

vacant

Dennis Albrecht, 408 Woodchase, presented plans to construct a pool house. After discussion Director Patrick made a motion to approve the plans and Director Eason seconded the motion. Motion passed unanimously.

Director Fulgham then made a motion to nominate Dennis Albrecht as a Director of the Woodway Home Owners Association, to be in charge of the Architectural Review Committee and Director Patrick seconded the nomination. The motion passed unanimously and Dennis Albrecht was added to the Board of Directors.

C. Neighborhood Watch Committee

Scott Leigh

Director Leigh noted the Committee is the Neighborhood Watch Committee and not the Crime Watch Committee. He asked Administrator Meyer to correct this. He further reported that there have been no incidents since July of 2015 and the Sherriff's patrols have been very active.

D. Deed Restrictions Committee Report

Cynthia Eason

Director Eason reported that seven letters for various violations were sent to homeowners. The following violations will be escalated:

- 602 Chimney Rock - trailer storage - 3rd violation - if there is no compliance, then legal action will be pursued.

E. Grounds Committee Report

Patrick Aitchison

Director Eason questioned if we should spray for mosquitoes due to Zika Virus concerns. Discussion resulted in the decision to not spray. During the budget discussion, the grounds maintenance budget was increased to \$27,000, sprinkler budget to \$1,000, and the planting budget to \$15,000. Additionally, a downed basketball goal will be contracted, to be removed by the contractor, at the request of the Grounds Committee.

F. Publications Committee Report

Michael Reyes

No report given.

G. Welcome Committee Report

Lorene Bothe

There are currently five houses on the market, with three of them vacant. Administrator Meyer will send welcome packets to new neighbors.

H. Social Committee

Aaron Jeson

Director Jeson will move forward with the playground equipment project.

I. Administrator

Darlene Meyer

Administrator Meyer submitted a resignation letter to President Elder and the Board. Administrator Meyer's resignation is effective March 31, 2016.

5. General Discussion -

There was no general discussion.

6. Next Scheduled Meeting -

The next meeting is scheduled is the annual meeting scheduled for Monday, April 4, 2016 at the Victoria Country Club. Director elections will be held.

7. Adjournment -

President Elder adjourned the meeting at 9:00pm.

Respectfully Submitted,
Julie Fulgham, Secretary

Jason Elder, President

Attest: _____
Julie Fulgham, Secretary

Minutes of the Woodway Homes Association, Inc.
Annual Meeting
7:00pm, April 4, 2016
Brookdale Residential Conference Room
Victoria, Texas

Members present: Directors Jason Elder, Julie Fulgham, Troy & Cynthia Eason, W.A. Afflerbach, Aaron Jeson, Lorene Bothe, Patrick Aitchison, Scott Leigh, and Administrator Darlene Meyers

Members absent: Michael Reyes and Bernie McBroom

1. Call to Order -

Jason Elder, President

President Elder called the meeting to order at 7:00pm.

2. Minutes of Last Meeting, held February 15, 2016 and minutes from last annual meeting held April 7, 2015 -

Julie Fulgham, Secretary

Director Albrecht made a motion to approve the minutes as presented. Director Afflerbach seconded the motion and the minutes from the April 7th of 2015 and February 15th of 2016 meetings were approved unanimously.

3. Old Business - Darlene Meyer, Administrator emailed the Board and rescinded her resignation. She will continue to serve as Administrator.

4. Election of Directors-

The following Directors were elected or reelected by unanimous vote of those in attendance to serve on the Board until the 2017 annual meeting:

President - Aaron Jeson

Vice-President - Jason Elder

Treasurer - W.A. Afflerbach

Secretary - Julie Fulgham

Architectural Review - Dennis Albrecht

Neighborhood Watch - Scott Leigh

Deed Restrictions - Troy/Cynthia Eason

Grounds - Patrick Aitchison

Publications - Michael Reyes

Welcome - Lorene Bothe

Social - Leslie Mikus

5. New Business -

A. Treasurer's Report

Afflerbach, Treasurer

Administrator Meyer presented the financials. Director Albrecht made a motion to accept the Treasurer's Report. Director Fulgham seconded the motion and it passed unanimously.

B. Architectural Review Committee

Dennis Albrecht

Director Albrecht stated there were not any new applications but he continues to work with homeowners that have projects ongoing or are interested in starting new projects. He submitted an architectural review log to the Board (attached).

C. Neighborhood Watch Committee

Scott Leigh

Director Leigh reported that there have been no incidents since July of 2015 and the Sherriff's patrols have been very active. He added that Nextdoor.com has been working very well for notifying the neighborhood of issues.

D. Deed Restrictions Committee Report

Troy & Cynthia Eason

Director Eason reported that seven letters for various violations were sent to homeowners and all corrected the violations.

E. Grounds Committee Report

Patrick Aitchison

It was noted that the basketball goal is still on the ground by the basketball court near the creek and there is a broken sprinkler head by the park on Woodwind.

F. Publications Committee Report

Michael Reyes

No report given.

G. Welcome Committee Report

Lorene Bothe

We do not have a lot of inventory in the neighborhood at the moment. Director Bothe presented information on improvements to the plantings at the entrances which would cost about \$3,000. Everyone was supportive of the plan.

H. Social Committee

Aaron Jeson

Director Jeson will continue to work on the playground project with newly elected Director Mikus.

I. Administrator

Darlene Meyer

Administrator Meyer submitted an updated neighborhood roster to the Board.

6. General Discussion -

There was no general discussion.

7. Next Scheduled Meeting -

The next meeting is scheduled is the annual meeting scheduled for June 6, 2016.

8. Adjournment -

President Elder adjourned the meeting at 8:07pm.

Respectfully Submitted,
Julie Fulgham, Secretary

Jason Elder, President

Attest: _____
Julie Fulgham, Secretary

Minutes of the Woodway Homes Association, Inc.
7:00pm, August 9, 2016
207 Woodridge Drive
Victoria, Texas

Members present: Directors Michael Reyes, Julie Fulgham, W.A. Afflerbach, Lorene Bothe, Patrick Aitchison, Scott Leigh, Dennis Albrecht, Leslie Mikus, and Administrator Darlene Meyers

Members absent: Aaron Jeson, Jason Elder, and Troy & Cynthia Eason

Residents present: Al Meyer, Jeff Tisdale, & Anne Clem

1. Call to Order -

Aaron Jeson, President

Treasurer Afflerbach called the meeting to order at 7:00pm.

2. Homeowner concerns - Homeowner Anne Clem came to speak about unkempt property at 501 Chimney Rock, which is for sale. The board will try to contact the realtor/homeowner to try to get the property mowed. If not successful, then the board will hire mowers and place a lien on the property.

3. Minutes of from the annual meeting held April 4, 2016

Julie Fulgham, Secretary

Director Reyes made a motion to approve the minutes as presented. Director Bothe seconded the motion and the minutes from the April 4, 2016 meeting were approved unanimously.

4 Old Business -

-Playground equipment update - Aaron Jeson. Treasurer Afflerback reported for President Jeson that a down payment has been made on playground equipment and it has been ordered.

-Entrance Beatification - Lorene Bothe. Director Bothe reported that the landscaping company continues to work on the beds in the entrances and the planters ordered and delivered may end up being too small for the scale of the beds, but the committee will wait to make that decision once plants have been planted in them. The next step is getting water to the new planters so that the plantings can occur.

5. New Business -

A. Treasurer's Report

Afflerbach, Treasurer

Administrator Meyer presented the financials. Director Albrecht made a motion to accept the Treasurer's Report. Director Fulgham seconded the motion and it passed unanimously.

B. Architectural Review Committee

Dennis Albrecht

Director Albrecht stated there were not any new applications but he continues to work with homeowners that have projects ongoing or are interested in starting new projects. He

submitted a Garden Shed policy (attached). Director Fulgham made a motion to accept the shed building guidelines. Director Reyes seconded the motion and it passed unanimously.

C. Neighborhood Watch Committee

Scott Leigh

Director Leigh reported that crime reported in the neighborhood was only for identity theft/fraudulent type activities that would not have physically happened in the neighborhood. However, there was continual problems with egging and a few mailboxes have been smashed, although not as bad as in the Country Club and Benchmark neighborhoods. Director Leigh has requested that the Sherriff's patrols continue and that they try to make it a priority to patrol in the night time hours. He added that Nextdoor.com has continued work very well for notifying the neighborhood of issues.

D. Deed Restrictions Committee Report

Troy & Cynthia Eason

No report.

E. Grounds Committee Report

Patrick Aitchison

No report.

F. Publications Committee Report

Michael Reyes

The directory will be printed and delivered in the next few months. The UPS store is no longer willing to sponsor the printing of the directory so Publications will use funds out of the miscellaneous budget to cover printing and mailing costs.

G. Welcome Committee Report

Lorene Bothe

There are currently 7 houses on the market and 3 houses have sold in the neighborhood since May.

H. Social Committee

Aaron Jeson

Director Mikus plans to host a kid friendly event once the new playground equipment is constructed at the park on Woodwind.

I. Administrator

Darlene Meyer

No additional information to report.

7. General Discussion -

There was no general discussion.

8. Next Scheduled Meeting -

The next meeting is scheduled for November 8, 2016.

9. Adjournment -

Treasurer Afflerbach adjourned the meeting at 8:25pm.

Respectfully Submitted,
Julie Fulgham, Secretary

Aaron Jeson, President

Attest: _____
Julie Fulgham, Secretary