

BOARD MEETING MINUTES

June 3, 2019 at 7:00PM

408 Woodchase Drive

Board members in attendance: Dennis Albrecht, Berni McBroom, Dale Powell, Michael Reyes, Dean Sahualla, Julie Fulgham, and Administrator Darlene Meyer

Board members absent: Leslie Mikus, Jeff Tisdale, and Scott Leigh

- I. Call to order – President Albrecht called the meeting to order at 7:09pm
- II. Approval of minutes from last meeting. There were no meeting minutes to review and approve.
- III. Agenda Items:
 - a) Budget – Last years’ actuals were reviewed, and the 2019 Budget was created. Capital improvements discussed were cameras, improvements to the shed, fencing to Park 2, and improvements to the entry ways. Treasurer McBroom is going to check reserves so we can develop the capital improvements budget. The 2019 Budget was created with a total of \$93,120 budgeted. Vice-President Fulgham made a motion to adopt the budget and President Albrecht seconded the motion. It passed unanimously
 - b) The following possible deed restriction violations were discussed:
 - i. The Weaver House Concerts – 210 Woodchase
 - ii. Tomas Rodriguez – 118 Chimney Rock Drive
 - c) Delinquent Dues – We have 8 property owners with outstanding dues.
 - d) Sprinkler Systems – Work continues on the sprinkler system. The sprinkler system installed by John Quitta in the Park 2 will be taken over by the HOA.
 - e) Woodway Creek Park – A resident was found shooting guns in the Park 2 area. Police were called and talked to the resident. Patrols for the park were discussed.
 - f) Woodway Commercial Lot 1C – President Albrecht has reached out to the Stripes manager and has not received a response about possibly purchasing the lot. It was also discussed if Stripes and Prosperity’s (ATM) property owed dues. President Albrecht is going to research it. It was also discussed possible deed restriction violations at the Stripes property.
- IV. New Issues
 - a) The need for a Secretary to discuss. Michael Reyes made a motion to elect Tammie Albrecht to the Secretary position. Dean Sahualla seconded the motion and it passed unanimously.
 - b) HOA Rules and Regulations – The need to establish these based off the deed restrictions need to be developed. A fine schedule for deed violations also needs to be established.
 - c.) Dues – Discussion about capital improvements led to discussion about dues. Vice-President Fulgham made a motion to increase the dues to \$360.00 a year. Treasurer McBroom seconded the motion and it passed unanimously.
- V. Adjournment – President Albrecht adjourned the meeting at 8:55pm.

Next meeting: August 2019

Respectfully Submitted: _____

**WOODWAY HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7:00pm, November 12, 2019
408 Woodchase Drive**

MINUTES

Board members in attendance: Dennis Albrecht, Dale Powell, Virginia Powell, Berni McBroom, Scott Leigh, Leslie Mikus, Michael, Reyes, and Tammie Albrecht

Board members absent: Jeff Tisdale and Dean Sahualla

1. CALL TO ORDER

DENNIS ALBRECHT, PRESIDENT

President Albrecht called the meeting to order at 7:05pm.

2. MINUTES OF JUNE 3, 2019 MEETING

TAMMIE ALBRECHT, SECRETARY

Secretary Albrecht presented the minutes of the June 3, 2019 meeting for approval. Director Reyes made a motion to accept the minutes of the June 3, 2019 meeting with 3 minor corrections and it was seconded by President Albrecht. The motion passed unanimously. The corrections were to correct the spelling of Berni's name, add in the word minutes, and correct the budget amount to \$93,120.

3. NEW BUSINESS

A. ADMINISTRATOR

JULIE FULGHAM

i. Contract

President Albrecht made a motion to ratify the contract for the Administrator to hire Julie Fulgham and it passed unanimously. With this contract, Julie Fulgham resigns as Vice-President.

ii. Email: woodwayvictoria@gmail.com

Administrator Fulgham announced she had created an administrator email for the neighborhood that can be passed from administrator to administrator. The email is woodwayvictoria@gmail.com.

iii. QuickBooks

Administrator Fulgham announced she has set up a QuickBooks Online account so that it is easier to transition from administrator to administrator.

iv. Credit Cards/Automatic Debit

President Albrecht made a motion to open a debit card and seconded by Director Reyes and motion passed unanimously.

President Albrecht made a motion to add the Dennis Albrecht and Leslie Mikus to the bank account and was seconded by Director Reyes.

v. Dues

Administrator Fulgham has printed the dues statements and they will be mailed out on December 1, 2019. It is recommended an announcement be made about the increase in dues.

B. TREASURER

BERNI MCBROOM

Berni presented the financials. Berni will reconcile through October and pass on balance for Administrator Fulgham to update balance.

C. ARCHITECTURAL REVIEW

DEAN SAHUALLA

There was no architectural review report.

D. NEIGHBORHOOD WATCH

SCOTT LEIGH

There is no crime to report. The Sherriff's office continues to patrol.

E. DEED RESTRICTIONS

DALE POWELL

Director Powell has notified property owners of the boats and vehicles parked in unauthorized areas. He's also contacted the owner of the flat roofed house on Chimney Rock about the landscaping as well as a few on Woodway Drive.

F. GROUNDS

JEFF TISDALE

The bills will now be sent to Administrator Fulgham. Director V. Powell asked if we could have the TxDOT right-of-way cleaned up with trimming the trees. Director Reyes spoke about cleaning up the area entering the Woodway Park II area for \$2000. Director Reyes made a motion for the work to be completed and Treasurer McBroom seconded the motion. It passed unanimously. A gate to this area was also discussed.

G. OTHER

Christmas decorations were discussed and it was decided to wait until next year.

H. PUBLICATIONS

MICHAEL REYES

No publications report.

I. WELCOME

VIRGINIA POWELL

Administrator Fulgham will meet with V. Powell about what the Welcome packet should continue.

J. SOCIAL

LESLIE MIKUS

i. Christmas Social, Victoria Country Club on December 5th

Director Mikus stated plans are underway for the Christmas Social. Currently, we have received approximately 15 reservations.

4. OLD BUSINESS

President Albrecht discussed security cameras and the maintenance/conversion of the shed in the park. The security camera is moving forward and the cost has come down to approximately \$3,000. The shed repairs will begin with handyman Ryan DeSpain in January in preparation the shed conversion.

5. GENERAL DISCUSSION

Discussion on Lot 1-C resulted in direction to Administrator Fulgham contacting Milton Chapman about selling the lot.

6. NEXT SCHEDULED MEETING

FEBRUARY 11, 2020

7. ADJOURNMENT

DENNIS ALBRECHT

President Albrecht adjourned the meeting at 9:20pm.