

MINUTES
WOODWAY HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 11, 2021– 7:00PM Meeting
WOODWAY CLUB HOUSE
110 WOODWIND DRIVE

Board Members Present: Dennis Albrecht, Berni McBroom, Michael Reyes, Scott Leigh, and Leslie Mikus
Board Members Absent: Dean Sahualla, Jeff Tisdale, Dale Powell, and Virginia Powell

1. CALL TO ORDER DENNIS ALBRECHT, PRESIDENT

President Albrecht called the meeting to order at 7:30 pm. President Albrecht announced the resignation of Tammie Albrecht as Secretary.

2. MINUTES OF FEB. 11, 2020 MEETING Vacant, SECRETARY

The minutes were presented by Administrator Fulgham. Director Reyes made a motion to approved the minutes and it was seconded by Treasurer McBroom. The motion passed unanimously.

3. OLD BUSINESS

A. LOT SALE- BY STRIPES

Administrator Fulgham will reach out to Stripes to see if there is interest in purchasing the lot owned by the Association.

4. NEW BUSINESS

A. ADMINISTRATOR REPORT

JULIE FULGHAM

i. CONTRACT- 2021

Administrator Fulgham stated she is willing to continue as Administrator. Director Reyes made a motion to approve the 2021 contract and President Albrecht seconded the motion. It passed unanimously.

ii. DUES

1. 2020 Dues outstanding: 103 Woodhaven, 210 Woodridge, 220 Woodchase, 308 Turtle Rock, and 402 Chimney Rock

5 homes have outstanding 2020 dues. These homes have not yet paid their 2021 dues either. After 2021 dues are late, Administrator Fulgham will work with the attorney to collect outstanding dues.

2. 2021 Dues

2021 Dues collection is going well. About 60% of homeowners have paid their dues so far and the past due date is February 1, 2021.

iii. STREETS UPDATE

The City has begun street work. This does not include "Phase 3," which is the front of the neighborhood. The Board discussed approaching City Council about approving work for Phase 3.

iv. NOTIFICATIONS/INFO/OTHER

1. TENNIS PRO

Tennis Pro information was posted online and in the neighborhood Facebook group for people interested in taking lessons at the Tennis Court.

2. VCSO

The VCSO off-duty fee has been reduced to \$35 by Sherriff Marr. The VCSO off-duty patrols were asked to focus on “porch pirates” over the holidays as well as vehicular break-ins that have happened in the nighttime hours in addition to the school traffic.

v. LEGAL NOTICES

1. ALTERNATE PAYMENT PLAN POLICY

The Alternate Payment Plan Policy was presented. Director Reyes made a motion to approve and President Albrecht seconded the motion. The motion passed unanimously.

2. BYLAWS AMENDMENTS & FILING

The proposed Bylaw changes were presented. The membership will have to ratify the quorum section at the annual meeting. Director Mikus made a motion to approve the Bylaw changes as presented and Director Leigh seconded the motion. The motion passed unanimously.

3. 2021 MEETINGS (@ CLUBHOUSE):

- a. JANUARY 11 – 7PM
- b. MARCH 8 – 7PM
- c. APRIL 5* - ANNUAL MEETING/LOCATION TBD
- d. JUNE 14 – 7PM
- e. OCT 13 – 7PM

The 2021 meetings were announced.

B. TREASURER’S REPORT

BERNI MCBROOM

i. 2020 ACTUALS

Treasurer McBroom presented the 2020 Actuals.

ii. 2021 BUDGET

Treasurer McBroom presented the 2021 Budget. Director Mikus made a motion to adopt the 2021 budget as presented and it was seconded by Director Reyes. The motion passed unanimously.

C. ARCHITECTURAL REVIEW

DEAN SAHUALLA

No Report given.

D. NEIGHBORHOOD WATCH COMMITTEE REPORT

SCOTT LEIGH

No additional information beyond the VSCO off-duty information was discussed.

E. DEED RESTRICTIONS COMMITTEE REPORT

DALE POWELL

No report given.

F. GROUNDS COMMITTEE REPORT

JEFF TISDALE/DENNIS ALBRECHT

i. DRAINAGE AT CLUBHOUSE

The sidewalk on the west side of the clubhouse will be removed and grading completed to eliminate the ponding. Gutters will also be added to the clubhouse to prevent ponding.

G. PUBLICATIONS REPORT

MICHAEL REYES

There will be a directory printed and distributed in 2021.

H. WELCOME NEW NEIGHBORS REPORT

VIRGINIA POWELL

i. 5 HOMES FOR SALE

There are 5 homes currently for sale in the neighborhood.

I. SOCIAL

LESLIE MIKUS

The Christmas lights were well received and plans for next Christmas were discussed.

5. GENERAL DISCUSSION

There were no neighbors in attendance to discuss issues with the Board.

6. NEXT SCHEDULED MEETING

MARCH 8, 2021

The next scheduled meeting is March 8, 2021.

7. ADJOURNMENT

DENNIS ALBRECHT

President Albrecht adjourned the meeting at 8:46pm.

ANNUAL MEETING MINUTES
APRIL 5, 2021
6:30PM
LIFEPOINT FELLOWSHIP CHURCH
8150 NURSERY DRIVE, VICTORIA, TX

1. CALL TO ORDER

President Albrecht called the meeting to order at 6:33pm.

2. BYLAWS AMENDMENT

The Bylaws Amendment motion comes from the Board and does not require a second. The Amendment passed.

3. ELECTION OF 2021 BOARD MEMBERS

Virginia Powell made a motion to elect following Board members:

Dennis Albrecht, President – 408 Woodchase

Martha Malik, Vice President – add

Destiny Sager, Secretary – 102 Woodhall

Berni McBroom, Treasurer – 301 Turtle Rock

Leslie Mikus, Social – 303 Turtle Rock

Victor Barajas, Grounds – add

Dean Sahualla, Architectural – 407 Turtle Rock

Haley Foster, Welcome - add

Scott Leigh, Neighborhood Watch/Security – 408 Woodridge

Tanner Foster, Deed Restrictions – add

Michael Reyes, Publications – 122 Creekside

Sandra Breech seconded the motion and it passed unanimously

4. MINUTES OF FEB. 11, 2021 MEETING

Leslie Mikus made a motion to approve the minutes and it was seconded by Berni McBroom.

The motion passed unanimously.

5. NEIGHBORHOOD COMMUNICATION *(Anyone wishing to address the Board on any matter may speak at this time.)*

6. ADMINISTRATOR REPORT

A. DUES REPORT

The following members have outstanding dues:

B. STREETS UPDATE

C. ALTERNATE PAYMENT PLAN POLICY

7. TREASURER'S REPORT

8. ADJOURN

NEXT SCHEDULED BOARD OF DIRECTOR'S MEETING:
JUNE 14, 2021, 7:00 PM
WOODWAY CLUBHOUSE
110 WOODWIND DRIVE

WOODWAY HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JUNE 14, 2021– 7:00PM Meeting
WOODWAY CLUB HOUSE
110 WOODWIND DRIVE
MINUTES

Present: Directors Dennis Albrecht, Dean Sahualla, Tanner Foster, Hayley Foster, Victor Barajas, Martha Malik, Leslie Mikus, and Michael Reyes

Absent: Scott Leigh, Sara Morris, Berni McBroom

Guest: Annette Partain

1. CALL TO ORDER DENNIS ALBRECHT, PRESIDENT
President Albrecht called the meeting to order at 7:07pm.

2. MINUTES OF JAN. 11, 2021 MEETING SARA MORRIS, SECRETARY
Director Reyes made a motion to approve the minutes and it was seconded by Director Sahualla. The motion passed unanimously.

3. INSTALL NEW OFFICERS
- A. Martha Malik- Vice-President
 - B. Sara Morris- Secretary
 - C. Tanner Foster- Deed Restrictions
 - D. Haley Foster- Welcome
 - E. Victor Barajas- Grounds

Director Albrecht made a motion to elect the above listed officers to fill vacancies on the Board and it was seconded by Director Reyes. The motion passed unanimously.

4. OLD BUSINESS
- A. BYLAWS AMENDMENTS
- The bylaws amendments at the annual meeting failed due to a lack of quorum. The annual meeting was properly noticed but attendance did not meet quorum standards. There was no action taken at the annual meeting and minutes will not be published as it was not a valid meeting without a quorum. The Board will attempt changing the quorum section of the bylaws again, at the next annual meeting. Administrator Fulgham will get a new proxy from Milton Chapman and send with the due's statements. The Board will discuss at the January 2022 meeting and have a follow up meeting in February 2022, if necessary. Each board member will be responsible for trying to secure 20 proxies.

5. ADMINISTRATOR & COMMITTEE REPORTS

- A. ADMINISTRATOR'S REPORT JULIE FULGHAM
i. DUES

1. OUTSTANDING DUES – ALTERNATIVE PAYMENT PLAN/LEGAL ACTION

Administrator Fulgham presented the outstanding dues report. There are 14 homes with outstanding dues, 4 of which owe more than one year's dues. Director Albrecht made a motion to send a demand letter to all homes with outstanding dues and offer the payment plan. It was seconded by Director Reyes and passed unanimously. Director T. Foster made a motion directing Administrator Fulgham to send a demand letter and, if a payment plan is not entered into, then forward collections to the attorney. Director H. Foster seconded the motion and it passed unanimously.

- ii. STREETS UPDATE

Phase 1 and 2 Street project is expected to be completed by the end of August. Phase 3 is still in the City's Capital Improvement Budget.

- B. TREASURER'S REPORT BERNI MCBROOM
i. 2021 YTD ACTUALS

Administrator Fulgham presented the YTD Actuals that were sent to the Board by email. Administrator Fulgham will purchase a new router/modem and TV for the clubhouse. She'll also purchase tree straps for the tree swing out of budgeted funds.

- ii. CAPITAL PROJECTS

1. SPLASHPAD

Director Mikus will continue due diligence to prepare a complete budget and plan.

2. FENCE

Director Reyes will be the project manager for the fence to the back park. He will use budgeted funds in this year's budget.

C. ARCHITECTURAL REVIEW

DEAN SAHUALLA

Director Sahualla reported there are no significant items to report for Architectural Reviews.

D. NEIGHBORHOOD WATCH COMMITTEE REPORT

SCOTT LEIGH

Director Leigh could not attend but stated by email to Administrator Fulgham that there are not any current issues.

E. DEED RESTRICTIONS COMMITTEE REPORT

TANNER FOSTER

Procedures were discussed and the Board directed Director T. Foster to use his best judgement regarding enforcement of deed restrictions.

F. GROUNDS COMMITTEE REPORT

VICTOR BARAJAS

i. DRAINAGE AT CLUBHOUSE

This may be corrected with the splashpad project. Discussion about French drains and removing the side sidewalk ensued but all plans are on hold.

ii. DEAD TREES

Green Landscaping will remove the dead tree in the Clubhouse Park on June 17th for \$890. This includes grinding the stump away.

The benches in the Tennis Courts are also a hazard. Director Reyes will order new benches and coordinate the removal of the old ones.

G. PUBLICATIONS REPORT

MICHAEL REYES

Director Reyes hopes to redo the website this year. He also stated the directory should be getting close to being finished and hopefully will be mailed by July.

H. WELCOME NEW NEIGHBORS REPORT

HAYLEY FOSTER

i. HOMES FOR SALE: WELCOME PACKET

Director H. Foster and Administrator Fulgham have recreated all the Welcome Packet informational handouts. Director H. Foster will start delivering to new homeowners.

I. SOCIAL

LESLIE MIKUS

Director Mikus will host a Summer Bash on July 25th. Administrator Fulgham had event signs made for all events and the summer event signs will be posted on July 19th at the entrances.

6. NEW BUSINESS/GENERAL DISCUSSION

A. SIDEWALK UPKEEP – MARTHA MALIK

Director Malik stated there is a lot of debris/dirt run-off from properties. Clean-up is the responsibility of homeowners per City ordinance, but not per deed restrictions. An informational post/email may be sent to the neighborhood.

7. NEXT SCHEDULED MEETING

OCT 18, 2021/7PM

8. ADJOURNMENT

DENNIS ALBRECHT

President Albrecht adjourned the meeting at 8:35pm.

WOODWAY HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
OCTOBER 18, 2021– 7:00PM Meeting
WOODWAY CLUB HOUSE
110 WOODWIND DRIVE
MINUTES

Present: Directors Dennis Albrecht, Berni McBroom, Sara Morris, Dean Sahualla, Tanner Foster, Hayley Foster, Victor Barajas, Martha Malik, Leslie Mikus, and Michael Reyes

Absent: Scott Leigh,

Guest:

1. CALL TO ORDER DENNIS ALBRECHT, PRESIDENT
President Albrecht called the meeting to order at 7:07PM

2. CONSIDERATION OF MINUTES OF JUNE 14, 2021 MEETING SARA MORRIS, SECRETARY
Secretary Morris presented the minutes from the June 14, 2021 meeting. Director Sahualla made a motion to approve the minutes and it was seconded by Director H. Foster. Motion passed unanimously.

3. OLD BUSINESS
 - A. BYLAWS AMENDMENTS (PROXY VOTES)
Proxy forms will be mailed with dues. The Board will divvy up neighbors to try to secure votes before the annual meeting.
 - B. STREETS UPDATE, SIDEWALK UPKEEP, BACK FENCE
The Street construction will start shortly. Sidewalk cleaning is up to the property owners – maybe future newsletter or directory topic. Director Reyes will get with the contractor about installing the fence to park II and getting a push button lock on the fence and tennis courts.
 - C. SPLASHPAD AND FRENCH DRAINS
Director Mikus will continue to research and get quotes for a splashpad. Any splashpad in the park will need to incorporate drainage improvements.
 - D. WEBSITE AND WELCOME PACKETS
Director H. Foster and Administrator Fulgham have recreated the welcome packets; however, we need new directories.

4. ADMINISTRATOR & COMMITTEE REPORTS
 - A. ADMINISTRATOR'S REPORT JULIE FULGHAM
 - i. CONTRACT
Director Malik made a motion to extend Administrator Fulgham's contract and was seconded by Director McBroom. The motion passed unanimously.
 - ii. MANAGEMENT CERTIFICATE
Administrator Fulgham reported the management certificate has been updated. This is a requirement per State of Texas laws governing HOAs.
 - iii. DUES STATEMENTS – DECEMBER 1
Administrator Fulgham reported dues statements will be mailed December 1st with proxy information for the bylaws vote.

 - B. TREASURER'S REPORT BERNI MCBROOM
 - i. 2021 YTD ACTUALS
 - ii. 2022 BUDGETTreasurer McBroom presented the 2021 YTD Actuals. A draft 2022 budget will be brought the January meeting for approval.

 - C. ARCHITECTURAL REVIEW COMMITTEE REPORT DEAN SAHUALLA
Director Sahualla had no substantial updates; all is going well.

D. NEIGHBORHOOD WATCH COMMITTEE REPORT SCOTT LEIGH
Director Leigh was absent. No report given.

E. DEED RESTRICTIONS COMMITTEE REPORT TANNER FOSTER
Director Foster continues to work with residents regarding deed restrictions and, so far, everyone complies readily.

F. GROUNDS COMMITTEE REPORT VICTOR BARAJAS
i. BRIGGS & NURSERY RIGHTS-OF-WAY MOWING, AEP EASEMENT UPKEEP
Director Barajas discussed responsibility of rights-of-ways and will ask Green Landscaping about more regular upkeep of the AEP easement.

G. PUBLICATIONS COMMITTEE REPORT MICHAEL REYES
Director Reyes stated he's working on directory.

H. WELCOME COMMITTEE REPORT HAYLEY FOSTER
Director Foster reported welcomings are going well; but we need more directories.

I. SOCIAL COMMITTEE REPORT LESLIE MIKUS
Director Mikus reported she would like a Christmas event. It was decided to host Pictures with Santa at the clubhouse.

5. NEW BUSINESS/GENERAL DISCUSSION

6. EXECUTIVE SESSION DENNIS ALBRECHT
"Executive sessions consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the HOA's attorney, matters involving invasion of privacy of individual owners, or matters are to remain confidential by request of the affected parties and agreement of the Board. Actions taken in Executive sessions will be documented in the minutes."

Administrator Fulgham presented the outstanding dues report and collection attempts by Milton Chapman, attorney for the Association. The Board will wait and see if any additional payments come in with the dues statements and take more further action at the January meeting.

7. NEXT SCHEDULED MEETING JANUARY 24, 2022

8. ADJOURN DENNIS ALBRECHT
President Albrecht adjourned the meeting at 8:54pm.