



# WOODWAY

HOMEOWNER'S ASSOCIATION

**WOODWAY HOMES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**FEBRUARY 28, 2022– 7:00PM Meeting**  
**WOODWAY CLUB HOUSE**  
**110 WOODWIND DRIVE**  
**Meeting Minutes**

Present: Directors Dennis Albrecht, Dean Sahualla, Tanner Foster, Hayley Foster, Martha Malik, Michael Reyes, Scott Leigh, and Berni McBroom

Absent: Leslie Mikus, Sara Morris, Victor Barajas

Guests: Greg Kouba (Victoria County Sheriff's Office - VSCO), Germanique Hernandez (VCSO), Jeff & Lisa Pryor (207 Woodway), Karen Coker (201 Woodridge), Cindy Roger (412 Woodway), Ben & Carolina Griffin (301 Chimney Rock)

1. CALL TO ORDER DENNIS ALBRECHT, PRESIDENT

President Albrecht called the meeting to order at 7:09pm.

2. NEIGHBORHOOD COMMUNICATION

*Any resident that wishes to address the Board may do so at this time.*

Introductions were completed.

Jeff and Lisa Pryor mentioned the engine brake noise at the intersection of the Cuero Highway and the Loop and was wondering if the No Engine Brake signs could be placed there. Administrator Fulgham will contact the city. (Follow up – the signs on the loop and frontage roads are already sufficient for officers to ticket at this location. Neighbors should call the non-emergency police number to complain.)

The Ben and Carolina Griffin brought to the attention of the Board of aggressive dogs roaming in the neighborhood. Animal control laws were discussed. Residents should call Animal Control for loose and aggressive dogs to seek enforcement. Administrator Fulgham will send a reminder via the next neighborhood email those dogs must be on leashes.

3. CONSIDERATION OF MINUTES OF OCT 18, 2021 MEETING SARA MORRIS, SECRETARY

Director Reyes made a motion to approve the minutes. Director Sahualla seconded the motion and it passed unanimously.

4. OLD BUSINESS

A. BYLAWS AMENDMENTS (PROXY VOTES)

There will be another attempt to change the quorum at the next annual meeting. We need approximately 40 more proxy votes plus the same attendance as last year for the change to be approved.

B. STREETS UPDATE

Brannon Paving will has started the streets and it will be in two phases. The phase they're currently working on and the second phase will be Woodway, the east side of Chimney Rock and Creekside.

C. CLUBHOUSE EXPANSION

Details were discussed to add storage to the clubhouse for the social committee's items.

D. FENCING

Fencing the back park was discussed, as well as a more permanent lock on the Tennis Courts since the locks have been stolen 3 times in the past year.

5. ADMINISTRATOR & COMMITTEE REPORTS

A. NEIGHBORHOOD WATCH COMMITTEE REPORT SCOTT LEIGH

- i. Victoria County Sheriff's Office Guest – Officer Greg Kouba



# WOODWAY

HOMEOWNER'S ASSOCIATION

Officers Kouba and Hernandez explained the new online platform, called RollKall, for scheduling off-duty officers to patrol the neighborhood. Administrator Fulgham will set up an account and a RollKall representative will contact her. The neighborhood will no longer have to send 1099s for this service either, as RollKall will handle that aspect.

B. ADMINISTRATOR'S REPORT

JULIE FULGHAM

i. DUES UPDATES

The Dues report was presented by Administrator Fulgham. There are 34 outstanding 2022 dues and 5 homeowners with outstanding dues for years prior to 2022 for a total outstanding balance of \$16,237.50.

C. TREASURER'S REPORT

BERNI MCBROOM

i. 2021 YTD ACTUALS

The annual expenditures for 2021 were presented.

ii. 2022 BUDGET

The 2022 Budget was discussed and approved. Director Leigh made a motion to approve the budget and Director Reyes seconded. The motion passed unanimously.

D. ARCHITECTURAL REVIEW COMMITTEE REPORT

DEAN SAHUALLA

Reviews are being completed and there are no outstanding issues for the Board to discuss.

E. DEED RESTRICTIONS COMMITTEE REPORT

TANNER FOSTER

i. Boats, RVs, Trailers, Commercial Vehicles on streets and in driveways

Boats, RVs, Trailers, and Commercial Vehicles are becoming continued violations. Director Tanner has sent several letters.

The Board discussed the orange fencing at 508 Turtle Rock. Karen Coker, 201 Woodridge and the neighbor adjacent to the orange fencing explained to the Board that the fence was damaged by Hurricane Harvey and the neighbors then constructed the orange fencing. The Board discussed the orange fencing to be a violation as it's not an approved fencing material. Director Tanner will send a violation notice to the owners at 508 Turtle Rock to remove the orange fencing and that any new fencing to be constructed must be 6' wooden privacy fencing or a material approved by the Architectural Committee.

F. GROUNDS COMMITTEE REPORT

VICTOR BARAJAS

The Board directed Administrator Fulgham to ask Green's Landscaping to more regularly empty the trash cans at the park.

G. PUBLICATIONS COMMITTEE REPORT

MICHAEL REYES

i. Directory

Administrator Fulgham will send revised maps to Director Reyes and he will then finalize the directory.

H. WELCOME COMMITTEE REPORT

HAYLEY FOSTER

Director Foster reported she continues to welcome new neighbors but we only have a few houses on the market right now.



# WOODWAY

HOMEOWNER'S ASSOCIATION

I. SOCIAL COMMITTEE REPORT

LESLIE MIKUS

Director Mikus was absent but reported to Administrator Fulgham that the Easter event will be April 10<sup>th</sup>.

6. NEW BUSINESS/GENERAL DISCUSSION

7. 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."*

**EXECUTIVE SESSION ACTION ITEM: Consideration of Legal Action for Outstanding Dues from 2020 and 2021**

**The Board voted for Administrator Fulgham to send one final request for dues and that any homeowner accounts with outstanding 2020 and/or 2021 dues after April 15, 2022 will be forwarded to the attorney to initiate foreclosure proceedings. The Board further voted to include 2022 dues for only those homeowners with outstanding 2022 dues.**

8. NEXT SCHEDULED MEETING

ANNUAL MEETING – APRIL 4, 2022

9. ADJOURN

DENNIS ALBRECHT

President Albrecht adjourned the meeting at 9:22pm.