

# The Woods of Wimbledon Civic Association, Inc

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

## Annual Meeting Minutes

December 3rd 2015

Location: Cypress Creek Christian Community Center, 6823 Cypresswood Drive, Spring, TX 77379

Prepared by Graham Sherlock, Secretary

Board Members Present: Georgia Nisula, Michael George, Graham Sherlock, Allen Baker, Ken Lindsey, Kara Ellis.

Board Members Absent: Barry King, Kendall Knight.

Guests present: Don Shackelford, Austin & Bella Tenette, Larry Railey, Jodi McGill, John Spire, Abraham ?, Mark & Bonnie Shows, Steven & Phyllis Frankoff, Mike Pannell, Karen Wood, Sam Al-Khudhairy.

The meeting was called to order and quorum was achieved.

1. The minutes for the 2014 Annual Meeting were reviewed.
  - a. There was a discussion related to the by-law changes that were proposed and voted on at the 2014 meeting.
    - i. Changes published in print ahead of the meeting were valid.
    - ii. Changes proposed at the meeting were not valid. The law requires that all changes must be published in print.
  - b. It was stated that it had been the intent to convene a special meeting in 2015 to vote on these changes. The meeting did not take place and will be arranged for 2016 instead.
  - c. The proposed changes were intended to ensure that WOWCA complies with current Texas state laws.
  - d. Mike Pannell proposed a motion to approve the 2014 minutes, Larry Railey seconded and the motion was carried.
2. Budget
  - a. More houses were sold in 2015 than expected so revenue from transfer fees was higher than expected.
  - b. More payments of dues were made than expected and no homes are delinquent. HOA income was therefore higher than budgeted.
  - c. 2013 and 2014 financial reviews will be posted on the website. These were completed in 2015.

- d. The 2016 budget includes a fee for the monthly meeting room.
  - e. The wisdom of spending money on lawyers to deal with problem homes was discussed. This will only happen when all other avenues have been exhausted and then only if it is thought that the HOA will win.
  - f. It was argued that the planned deficit due to the 2015 surplus indicated that the previous dues increase to \$500 was unnecessary. It was explained that the surplus was due to homeowners who had been in arrears catching up and making payment. The surplus is not due to any error in calculation of the budget.
  - g. Regarding payment policy; homeowners who are in arrears are entitled to ask for a payment plan per Texas state law.
  - h. Payment plans are to be completed by each year end so as to prevent people from getting behind on payments. The management of payment plans has been successful in helping people pay their dues and has resulted in no homeowners becoming delinquent in payments in 2015.
  - i. Mike Pannell moved to approve the 2016 budget, Steven Frankoff seconded and the motion was carried.
3. Volunteer Opportunities.
- a. Sign-ups were invited for a Women's Group.
  - b. Sign-ups were invited for a landscaping sub-committee.
4. Administrative items
- a. The entrance electrics do not work. The timer and electric eye are missing. Mike Pannell stated that he had changed the lamps during his tenure and may have spare parts.
  - b. Georgia has the Christmas wreaths. Georgia and Sheila will sort out and hang Christmas decorations and lights.
  - c. A directory was requested. This was stopped in 2007 but there is new interest in creating one. Bonnie Shows volunteered to co-ordinate this effort.
  - d. A Block Captains group was proposed. This will be discussed in 2016.
5. Election
- a. The election of 2016 Board Members was held. The following were elected:
    - i. President - Mike George with 19 votes.
    - ii. Vice President - Don Shackleford with 22 votes
    - iii. Secretary - Graham Sherlock with 21 votes
    - iv. Treasurer – Allen Baker with 20 votes
    - v. At Large – Kara Ellis with 20 votes
    - vi. Steven Frankoff with 10 votes
    - vii. Sam Al-Khudhairy with 14 votes
    - viii. Barry King with 18 votes
- John Spire with 6 votes and Bonnie Shows with 1 vote were not elected.
6. By-laws

- a. John Spire suggested a meeting to propose by-laws & vote in March. He proposed a motion to send out a complete package of existing- and proposed- by-laws prior to a special meeting. The motion was not seconded.
  - b. Georgia suggested posting the package on the website and emailing a link. Those who request it can be sent a printed copy.
  - c. Input to propose changes can only be presented at the special meeting.
7. Wall Repairs
- a. The Board is aware that some sections of the boundary walls are leaning. A special meeting will need to be convened to approve expenditure to repair the walls.
  - b. An engineering assessment will be made this year.
  - c. The walls seem especially bad at the Mittlestaedt/Huntwick entrance as well as at locations on Strack Road where the walls have been punctured for drainage by homeowners. Repairs were completed a few years ago but now need further work.
8. Other Business
- a. Mike Pannell asked if it could be possible to introduce a recycling service and possibly alternate trash and recycling pick-up instead of just trash two times a week.
  - b. Bella Tennette requested help in lobbying the TV company to properly run the TV cables that are hanging low as the company will not respond to her requests.
  - c. Mike Pannell volunteered to organize a group to dig out stumps at the entrances.
  - d. Austin tennette noted that cars parked on the street hindered the fire service when dealing with the house fire on Marlebone. He asked if we could remind homeowners to park off the street.
9. Adjournment.
- a. A motion to adjourn the meeting was made and seconded at 8.30. Motion to adjourn was carried.