

Waterwood Community Association

January 11, 2022, Board Meeting Minutes

CALL TO ORDER: 6:37 PM. Meeting held in person at Tom Henry's bayou cabin on Cottage Lane in B.C.

2023	2024	2022
Mike Magnuson (Security) P	Marcy Messer (Architectural)	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds) P	Jim Higgins (Secretary)
Brad Wilkins (Treasurer) P	Mike Mankopf	Debbie Gipson (VP)

PURPOSE OF MEETING:

The Meeting is held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS

➤ A quorum of board members was present = Proxies (P) noted above: Brad Wilkins, Mike Magnuson, Frank Whipps.

ADOPTION OF AGENDA

➤ After review, with minor changes, *Motion to accept the agenda made by T.H. 2nd by C.P. Voted on and carried to approve.*

PROPERTY OWNERS' FORUM

➤ No other property owners attended, no requests for attendance received.

APPROVAL OF MEETING MINUTES

➤ December meeting minutes were read as well as distributed via "email" prior to the meeting. Accepted with no changes or corrections, *Motion by D.G., 2nd M.Man. President called for vote to approve minutes/motion carried.*

ARCHITECTURAL REPORT

➤ Discussed the issues with solar contractors that Wesley Self and Jim Higgins are considering. No new information at this time, no requests to proceed have been submitted.
➤ No new submittals received.

TREASURERS REPORT

➤ Approved the financial report *Motion by D. G. 2nd M. Man. President called for vote to treasurer report/motion carried.*

➤ Savings and Checking = \$15,064. end of 2021 vs. \$23,614 end of 2020

➤ Expenses end of 2021 \$45,100 vs. \$63,439 end of 2020.

➤ The cash flow and expenses continue to improve. It is anticipated we may have a balanced budget in 2022 or 2023 with an additional increase in assessments.

➤ To have adequate funds to pay the 2022 discounted grounds maintenance fees and reduce the number of accounts we have, the Emergency Fund account was closed at BC Bank. The operating reserve account was kept open, and those funds will remain directly under board control

➤ The remaining community funds and monthly cash flow, accounts receivable and payable are managed by Fillips firm who has access to our community funds at the Mobil Oil Credit Union.

➤ *arrived.*

➤ We discussed and reviewed the 2022 budget. Funds continue to decline albeit at a lower pace than the past couple of years. *. Motion made, J.H. 2nd F.W. President called for vote to approve the 2022 budget, carried.*

➤ The approved budget includes an assessment increase to \$380 due to the cash flow still not being neutral.

➤ Discussed the need to include potential future expenses on the budget as "place holders" for repairs that will be incurred in the coming years.

BY-LAWS RULES & COVENANTS

- Permanent repairs were completed to the mailbox at 301 Waterwood Dr.
- Discussed the upcoming management firm inspection.
- Fining schedule. It was agreed by the board as recommended by legal counsel, we need a fining schedule to be consistent in fining and must have leverage to address repeat bad actors who disregard or ignore restriction, covenants, etc. They will address the fining schedule after the annual meeting. If it were to come up at the meeting, we are prepared to address the topic and acknowledge, discuss the need.
- A complaint about a metal roof on a gazebo was verbal received by a board member from a community member. The community member was told to call the HOA firm and file a complaint if they felt strongly about the issue. No such "metal roof" has been seen by the board members present and there is a question of such an issue really exists. The board will individually see, and HOA firm will be advising as well to look for such a violation in the upcoming inspection.

GROUNDS COMMITTEE

- The street sign poles are on order.
- Discussed the continuing need to develop a scope of work for the annual grounds maintenance contract. We have no scope or contract and need one if we ever intend to bid out the work. Frank to ask for volunteers at the annual meeting to help develop a scope.
- Open discussion the appearance of trees along the fence on highway 62. No action taken, need additional discussion.

SECURITY COMMITTEE

- Mike will contact Eye On and discuss the quarterly maintenance agreement due to expire in 2022. Mike will meet with Eye On and determine the scope of work for the agreement, costs, and renewal dates.

OLD BUSINESS

- There is a need to file "Non-Profit" paperwork with Texas State Comptroller to properly register our HOA. The registration has expired or was not filed correctly. The president, Tom Henry, is working on the issue and has the documentation from the state in hand, will review and move forward with the filing.

NEW BUSINESS

- Brief discussion on the new rules for ACCs from the Texas Legislature and our need to make changes in the committee and board assignments in coming months/years. We have an unclear but limited grace period to make these changes. They will be mentioned at the annual meeting.
- Garbage pickup contractor was discussed, and we will have a conversation with the community members present at the annual meeting. There are currently two contractors noticing the same day. A third may potentially be still servicing a few homes on a different day.
- Discussed the annual meeting. Among topics was the need to notarize proxies and other new State of Texas HOA rules.

ADJOURN

- 8:37 PM. Motion C.P. 2nd M. Man.

Waterwood Community Association

March 29, 2022, Board Meeting Minutes

CALL TO ORDER: 6:39 PM. Meeting held in person at Tom Henry's home at 150 Bluewing Ct. Orange Texas in the WW community.

2023	2024	2025
Mike Magnuson (Security)	Marcy Messer (Architectural)	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds) P	Jim Higgins (Secretary)
Brad Wilkins (Treasurer)	Mike Mankopf	Debbie Gipson (VP) P

PURPOSE OF MEETING:

Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS

➤ A quorum of board members was present = Proxies (P) noted above: Frank Whipps, Debbie Gibson.

ADOPTION OF AGENDA

➤ After review, with minor changes, *Motion to accept the agenda with minor changes, B.W. 2nd M. Mag. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

➤ No other property owners attended, no requests for attendance received.

APPROVAL OF MEETING MINUTES

➤ January meeting minutes were routed via email after the last meeting and distributed hard copy at this meeting. Minor corrections were captured by the Secretary. *Motion by M.M.H. 2nd M. Mag. President called for vote to approve the minutes/motion carried.*

➤ February annual meeting minutes were routed via email after the meeting and distributed hard copy at this meeting. A number of corrections were captured by the Secretary. *Motion by M. Mag. 2nd C.P. President called for vote to approve the minutes/motion carried.*

➤

ARCHITECTURAL REPORT

➤ Discussed solar panel installation submittal by Sharon Boling, 407 Waterwood Dr. and subsequent approval by the ACC. The ACC pointed out in writing that the installation was "a first of the kind" in the community, no issues with the proposal were identified in reviewing the Design Standards and Restrictions, but there were concerns due to the novel nature of the request, a first in the HOA. As the ACC has approved the solar panel installation with no recommendation for variance and with no specific concerns of the installation the WCA HOA board of directors supports the review and recommendation to approve the installation without variance or additional requirements. The President has previously discussed the issue of solar panels with the management firm and received feedback that "all HOAs are seeing such requests." Our understanding of State laws and WCA HOA requirements is that the installation cannot be stopped, is permitted. The board of directors supports same.

➤ Additionally, going forward the HOA ACC shall specifically point out to community members requesting installation of solar panels to include design information, wind load design targets, and other specifications that will help the ACC and other community members in understating what a safe and efficient installation "looks like." Furthermore, solar panel installations shall be "palatable" in color selection, framing and hardware color, etc. to help "mask" the installation and not conflict with roof color or create an "eyesore." *Motion by C.P. 2nd M. Mag. to support the ACC recommendation on solar panel installation. President called for vote to approve the item/motion carried.*

➤ Discussed Sharon Boling pergola installation and approval of the proposed ACC submitted variance. As there are no other properties close to the construction and the pergola is assumed to be a "complement" to the already underway improvements to the property, the "set back" variance was approved. *Motion by J.H. 2nd M. Mag. President called for vote to approve the variance recommendation/motion passed.*

- Pool and fence for the Magnuson's at 195 Bluewing Ct was discussed. Clarifications were indicated by Mike Magnuson who is the owner and was present as a board member. The location of fences and gates will adhere to the design standards and providing that installation is compliant no additional information or approvals are necessary. No motion or vote was required.
 - Mike Magnuson also has a pergola which was not properly submitted to the ACC. Mike will provide the information to the ACC as an "after the fact" submittal.
- Letter from Mark Stevenson at 110 Greenhead Point was discussed and the proposed solution for the pergola metal roof was agreed to. No vote or action needed. The management firm will contact the homeowner to advise of our acceptance of the proposed "cure."
- Discussed at length a number of legacy violations where metal roofs may have been installed after drawings were approved or without proper submittal of drawings to the ACC. The board will author appropriate verbiage to send letters to community members and address these issues going forward. The metal roofs are main house accents, pergolas, gazebos, or other construction. None of them are considered compliant if the homeowner did not seek and gain approval prior to installation. The management firm will be contacted with the addresses of the violators and provided the letter to send as a notification of violation. After the fact submittals may cure many of these violations but that cannot be ascertained at this time.

TREASURERS REPORT

- Approved the financial report *Motion by M.M.H. 2nd M. Man. President called for vote to treasurer report/motion carried.*
- Savings and Checking = \$43,376 vs. \$48,895 March 2021
- Income \$10,350.
- Expenses \$2,690.
 - All expenses were anticipated, customary. A legal fee from Q3 of \$780 was received, validated, and paid by the HOA management firm.
- Discussed the delinquent annual assessment "non-payers" There are six community members who have not paid the normal 2022 assessments. Additional invoices will be sent followed by legal counsel follow up if the members continue to be delinquent. All incurred legal costs, interest and mailing expenses will be payable by the community member.

BY-LAWS RULES & COVENANTS

- Fining schedule was reviewed and approved with one additional line item.
- The HOA firm will formalize the document and route to all community members through the US Mail in the coming weeks

GROUNDS COMMITTEE

- The street sign poles are on order. Bidders have been identified for installation.

SECURITY COMMITTEE

- Carry over to April meeting.

OLD BUSINESS

- Carry over to April meeting.

NEW BUSINESS

- *Motion made by Mike Mag and 2nd by M. Man.* to accept by proclamation the continuation to 2025 the of the term for the 3 board members whose terms expired in 2022: Powers, Higgins, Gibson. *President called for vote to maintain the above-board members/motion carried.*
- Discussed the need to post annual meeting minutes and meeting dates and times on our FB page.
- Officer election/appointment/proclamation deferred to next meeting.

ADJOURN

- 8:58 PM. *Motion B.W. 2nd M. Mag.*

Waterwood Community Association

April 12, 2022, Board Meeting Minutes

CALL TO ORDER: 6:35 PM. Meeting held in person at Tom Henry's home at 150 Bluewing Ct. Orange Texas in the WW community.

2023	2024	2025
Mike Magnuson (Security)	Marcy Messer-Trees (AC Chair)	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins (A)	Mike Mankopf	Debbie Gipson VP

PURPOSE OF MEETING:

Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS

➤ A quorum of board members was present = Proxies (P) none (A) absent B.W.

ADOPTION OF AGENDA

➤ After review, with minor changes, *Motion to accept the agenda with one addition, D.G. 2nd C.P. President called for vote to approve the agenda/motion carried.*

ELECT BOARD OFFICERS for 2022 (tabled from March meeting)

- Marci requested consideration as an executive committee member by nomination to an existing position or additional executive committee appointment/designation. After discussion it was decided to vote by ballot for the officer positions. The results were, Tom Henry President, Debbie Gipson VP, Marcy Messer Treasurer, Jim Higgins Secretary.
- The board members discussed attendance requirements and the need to attend a minimum of 9 meetings per year.
- Discussed board protocol, guidelines, proxies, posting of meeting minutes, schedules, etc. Board members were reminded to communicate absences or schedule conflicts, etc.

PROPERTY OWNERS' FORUM

➤ Brian Hudson attended and read a statement to the board. No action items resulted.

APPROVAL OF MEETING MINUTES

➤ March meeting minutes routed via email after the last meeting and distributed hard copy at this meeting. *Motion by M.Mag.. 2nd M.M.H. President called for vote to approve the minutes/motion carried.*

TREASURERS REPORT (April 2022 vs. April 2021 unless otherwise noted)

- Savings and Checking = \$42,522 vs. \$44,403
- Assets \$45,464 vs. \$48,819
- Expenses \$1,799 vs. \$2,272
- Profit \$3,076 vs. \$2,272.
- All expenses and income were anticipated and customary with one exception. A Texas GLO invoice and easement renewal for the canal access to the bayou was reviewed and agreed to be paid. It is a \$50 application fee for easement renewal (every 10 years.) Additional fee may be requested in the amount of

\$100 each year going forward but the invoice indicated no money was due at this time beyond the application fee. *Motion by F.W. 2nd M. Man. President called for vote to pay the invoice.*

- Discussed the delinquent annual assessment “non-payers” There are two community members who have not paid the normal 2022 assessments vs. six from last month. Additional invoices will be sent by certified mail followed by legal counsel follow up if the members continue to be delinquent. All incurred legal costs, interest and mailing expenses will be payable by the community member.
- Approved the financial report *Motion by F.W. 2nd D.G. President called for vote to treasurer report/motion carried.*

ARCHITECTURAL REPORT

- Discussed two proposals that were received by the committee chairperson. It was recommended that a “virtual approval” via email to committee members be considered for one proposal. The other proposal lacked a “plan view” and it was difficult to determine the location of the proposed driveway extension or parking area. It was recommended that a plan view be requested so that the committee has adequate understanding of the proposal.
- Marci pointed out that a delay is occurring on some submittals and requested that she be copied on ACC applications when mailed/mailed to the HOA management firm. All were in agreement with the request. Catherine pointed out that her request had apparently been routed to Drews/HOA management “spam” and that when submitting request to the HOA it would be appropriate to follow up with a phone call to confirm receipt.
- Discussed the various real or perceived metal roof issues and determined that there is only one of concern at this time. The house in question did not follow up with their commitment to the board in 2011 to paint the metal awning/accent. A letter will be drafted and routed to the board for consideration to address the issue.
- Discussed including any new and or prospective committee members on meeting notices .
- Discussed the need to consider at least one current board/committee member to attend the meetings as an “adviser” for the first ~6 meetings once the new committee is formed. This would be a “non-voting” advisor.

BY-LAWS RULES & COVENANTS

- Discussed a large dead palm tree at 120 Green wing.

GROUNDS COMMITTEE

- Brian/Frank developing the scope of work so that we may begin the bidding process for the the annual grounds “service agreement”.

SECURITY COMMITTEE

- Invoice for camera repairs was paid to Eye-On Security.

OLD BUSINESS

- None discussed.

NEW BUSINESS

- Board members to review their 2022 calendars and determine ability to attend meetings, potential conflicts and recommend meetings dates for potential rescheduled.
- At this time, it is recommended that we consider rescheduling the May meeting to the first Tuesday of the month, May 3rd.

ADJOURN

- 9:05 PM. *Motion C.P. 2nd F.W.*

Waterwood Community Association

May 3, 2022, Board Meeting Minutes

CALL TO ORDER: 6:35 PM. Meeting held in person at Tom Henry's home at 150 Bluewing Ct. Orange Texas in the WW community.

2023 Mike Magnuson (Security) Tom Henry – President Brad Wilkins	2024 Marcy Messer-Treas. (AC Chair) Frank Whipps (Grounds) (P) Mike Mankopf (A)	2025 Catherine Powers Jim Higgins Secretary Debbie Gipson VP
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PURPOSE OF MEETING:

Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- A quorum of board members was present = Proxies (P) one (A) absent one M. Man.
- Call to order 6:32.
- We discussed board member attendance and the requirement to not miss more than three meetings in a 12-month period. Last month's meeting minutes noted attending nine meeting per year at a minimum. The point was made that missing three meetings or attending nine meetings is a requirement for a rolling 12 months not a calendar year.
- The issue of board proxies will be discussed with the HOA management firm and our attorney to determine an appropriate, "compliant," and consistent protocol.
- There was conversation about requesting from the HOA management firm a list of common practices, rules, regulations, laws, etc. that they encounter in their work with other HOAs or having such a list developed for quick reference.

ADOPTION OF AGENDA

- After review, with minor changes, ***Motion to accept the agenda with two addition, D.G. 2nd B.W. President called for vote to approve the agenda/motion carried.***

PROPERTY OWNERS' FORUM

- Sherry Hommel attended the meeting on behalf of Patricia Barras, lot #20 requesting an "after the fact" or confirming variance for setbacks on the Barras home that was constructed in 1996. The board agreed the setback variance was practical and approved when the home was built/drawing submitted to the ACC. The item was approved by the board, Marcy documented the confirming or "after the fact" variance, committee members present, and board members signed variance. ***Motion to accept the variance proposal B.W. 2nd D.G. President called for vote to approve carried.***
- Brian Hudson attended and read a lengthy statement to the board. The statement alleged, in Mr. Hudson's opinion, a number of inaccuracies of board protocol, state law regarding voting of community members in arrears, owner proxies for annual meeting, letters sent to the community members prior to or after the annual meeting, committee membership, etc. The statement and associated discussion transpired for 1 hour in spite of requests by board members to Mr. Hudson to paraphrase his comments. Several board members took exception to the comments and implication that the board was ignoring procedure and policy, state HOA guidelines or making up rules without proper research or review by our management firm/lawyer. The board requested a copy of the speech from Mr. Hudson and will consider reviewing key points with our management firm or legal counsel. It was pointed out that any such review will incur legal costs and the items reviewed must be factual and accurate.
 - Note: This is the second month in a row that Mr. Hudson has attended a meeting and spoken for an hour in a meeting without prior submittal of a topic for discussion. In both of these cases Mr. Hudson attended the meeting with a lengthy prepared statement and requested to not be interrupted while he read his opinions, at length.

APPROVAL OF MEETING MINUTES

- April meeting minutes routed via email after the last meeting, minor corrections in spelling were made. The distributed hard copies were available at this meeting. ***Motion to approve D.G. 2nd C.P. President called for vote to approve the minutes/motion carried.***

TREASURERS REPORT (deferred, no report available as this month's meeting was scheduled early to gain a quorum due to planned absences during the regular scheduled meeting)

ARCHITECTURAL REPORT

- Reviewed the Powers proposal that was discussed last month and again agreed to recommended that a "virtual approval" via email to committee members be considered for one proposal. Marcy to send an email to the committee members and as many new potential members as we have emails for and gain a "virtual" approval.
- Smith plan has updated with a "plan view" and will be reviewed at the next ACC meeting.
- Steven Stark submitted a driveway extension plan for review at the next ACC committee meeting.
- It was noted that the Sandifer's have work underway and mentioned to an ACC committee member they were planning to submit drawings. They will be contacted to submit the plan per the normal protocol.

BY-LAWS RULES & COVENANTS

- Discussed a large dead palm tree at 120 Green wing. Letter to be sent by the HOA.

GROUNDS COMMITTEE

- Street sign bids are in. Jim to supply Drew with the estimate and include the Executive Committee on the routing so that the bids may be compared to the estimate and an award considered. The bids were confidential when submitted directly to the HOA and the board has not seen the bids. KPI and TSG submitted bids, Green and Clean declined to bid. *Motion to approve a path forward on reviewing the bids with the HOA/executive board by comparing with the estimate we developed and then submitting to the board for virtual approval if compliant. Motion J.H. 2nd C.P. President called for vote to approve, carried.*
- Brian/Frank developing the scope of work so that we may begin the bidding process for the the annual grounds "service agreement." NOTE . *Marcy Messer Hudson is recused from the grounds maintenance bidding process due to a conflict of interest, her husband Brian Hudson owns Green & Clean which is one of the bidders on the work.*

SECURITY COMMITTEE

- Invoices paid, no new business.

NEW BUSINESS

- Request from Patti Barras/L. Whitely on variance documents. Completed in community Members Forum section.
- Update on Jake Brake ordinance – Brad Wilkins. Hearings and commissioners vote are coming up in May. Key dates are the 10th and 24th. Community members need to be informed of the place and time for the hearing and vote and attend appropriately

OLD BUSINESS

- GLO Coastal permit signed/mailed April 2022
- Follow up on metal awning/roof at 175 Bluewing Ct. Letter to be sent to follow the proposal to paint the roof as documented when the home was built/ACC approval.
- Reinstatement of WCA with TX Comptroller in progress
- Bulkhead repairs at boat ramp (place holder for future consideration)
- Follow up on certified letter to J. Walls on fence –cure date Aug 15, 2021
- Potential new members for the ACC by EOY 2022.
 - Christi Moerbe
 - Rick Brownlie
 - Russell Dillow
 - Al Wingate
 - Ron Sonnier
 - Pam Tatum
 - Wesley Self
 - Mark Stevenson

ADJOURN

- 8:35 PM. *Motion B.W. 2nd D.G.*

Waterwood Community Association

June 14, 2022, Board Meeting Minutes

CALL TO ORDER: 6:36 PM. Meeting held in person at Tom Henry's home at 150 Bluewing Ct. Orange Texas in the WW community.

2023	2024	2025
Mike Magnuson (Security) (P)	Marcy Messer-Treas. (AC Chair)	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins	Mike Mankopf	Debbie Gipson VP

PURPOSE OF MEETING:

Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- A quorum of 8 board members was present with one proxy noted above (P), (A) absent = 0
- Call to order 6:36 PM
- The issue of board proxies was discussed with our attorney, they are acceptable for “normal board business” and to meet a quorum. Proxies will be filed with the monthly minutes going forward. Additional information on regular board meeting proxies and annual meeting proxies is documented in the minutes collected from the meeting between the HOA president and HOA attorney on May 18th, available from the HOA president.

ADOPTION OF AGENDA

- After review, with one addition for “waterway/canal discussion” the agenda was approved. *Motion to accept the agenda with two addition, D.G. 2nd F.W. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

- A board member speaking as a property owner mention the unsightly dumping of crawfish waste and such in the canals/waterway. Several board members pointed out that they have discussed this issue with parks and wildlife personnel or had knowledge that such dumping of “natural biodegradable material” is permitted by the state. More research on the topic is needed and further discussion or development of guidelines are possible in the future. It was pointed out that such dumping may include trash that is not biodegradable, it is our understanding that such dumping of trash is not permitted.
- The board discussed the future establishment of guidelines to be provided to property owners regarding time limits and protocol for submitting detailed or lengthy property owner's forum items in advance of a scheduled board meeting. A guideline will be drafted by the secretary and routed for comments.

APPROVAL OF MEETING MINUTES

- May meeting minutes routed via email after the last meeting. Marcy noted that the comments in the property owner section may need modification regrading Brian Hudson's visit, the duration of his comments, accuracy of the item and such. A discussion between Brian (who was in attendance for a ground keeping item) and the president ensued regarding the item and other comments at the annual meeting, etc. As the issue and discussion became emotional the item was dropped, no action taken to modify the minutes at this time. *Motion to approve the minutes C.P. 2nd D.G. President called for vote to approve the minutes/motion carried.*

TREASURERS REPORT

- Savings and Checking = \$38,127
- Current Assets = \$41,103
- Expenses were down \$1,874 for the same period in 2021
- Net income was ~\$17,000 vs.~ \$13,000 for the same period in 2021.
- Total liabilities and equity = \$85,618

- All expenses and income were anticipated and customary. The budget continues to be favorable. *Motion by F.W. 2nd M. Man. President called for vote to accept the treasurers report.*

ARCHITECTURAL REPORT

- Marcy discussed the numerous projects approved at the last ACC committee.
- No new submittals under review at this time.

BY-LAWS RULES & COVENANTS

- Consider/adoption of procedures for Owners Forum. The secretary will draft an item and route to the board members for review.
- The president, Tom Henry, met with our attorney to discuss a number of “action items” including those brought to the last board meeting by Brian Hudson. Tom took detailed notes of the meeting and provided those to the board members. He will follow up with additional email copies as at least one board member stated they did not receive the documents. The meeting was favorable, and we are operating in “good faith”. There are some areas of improvement including posting meeting minutes or other HOA documents on “public media” or a webpage, etc. Marcy will research website names may be available for us. The board will continue to review and “cure”, in a practical manner, any deficiencies pointed out by our attorney.
 - Tom can provide documentation from the meeting to board members who desire additional information.

GROUNDS COMMITTEE

- Brian Hudson and Frank Whipps reviewed the scope of work which they prepared and will be used to begin the bidding process for the the annual grounds “service agreement.” Brian pointed out certain minimum requirements any grounds keeping contractor should have and other details not noted in the scope. Brian Hudson indicated he would not be bidding on the work after the current contract expires.
- The Waterwood Fountain is broken. Brian discussed his plans for a simple fix which will use the remaining undamaged sections. He agreed to continue maintaining the fountain at no cost to the Waterwood HOA.
- Discussed a large dead palm tree at 120 Green wing. It was pointed out that there are two large palms on the property and one of them was close enough to the street to be considered a hazard to the public or other community members. Two other property owners were identified as having dead palms that needed to be removed, they were reported to be planning removal. The trees on these two properties are not currently a hazard outside the property lines.

SECURITY COMMITTEE

- A community member has requested security signs be placed at the entrances to inform the public of the community “surveillance” or other security measures. The item was assigned to Mike Magnuson to discuss with Henry Breaux our current security contractor, to determine what signs he may have available.

NEW BUSINESS (highlighted items deferred to next meeting due to the meeting running long.)

- Committee makeup (Jim)
 - **Security.** Engage law enforcement and security people in the community in the process. Short meetings that occur 1-3 times a year if needed.
 - **Covenants.** More people to be involved and aware of the community standards, ride with the HOA rep to review violations along with a board or committee member who knows the rules, past precedent, etc.
- Report on public hearing on Jake Brake ordinance – Brad Wilkins Brad reported that the item was passed in Orange County Commissioners Court at the June 12th meeting which he attended.

OLD BUSINESS

- Follow up on metal awning/roof at 175 Bluewing Ct. (HOA)
- Follow up on certified letter to J. Walls on fence –cure date Aug 15, 2021 (HOA)
- Reinstatement of WCA with TX Comptroller (HOA)
- Bulkhead repairs at boat ramp
- Transition of ACC by EOY 2022 to new group: select *new chair, confirm members*
 - *Christi Moerbe*
 - *Rick Brownlie*

- *Russell Dillow*
- *Al Wingate*
- *Ron Sonnier*
- *Pam Tatum*
- *Wesley Self?*
- *Mark Stevenson?*
- *Mark Messer?*

REVIEW NEXT MEETING DATE, TIME, and LOCATION

- July 12, 6;30 at the Henry residence.
- This item is added to the agenda as an action item from the meeting with the attorney which included a recommendation to publish the meeting date, time and location 6 days in advance.

- **ADJOURN:** *Motion to approve the minutes D.G. 2nd C.P. President called for vote to approve the minutes/motion carried.*

Waterwood Community Association

July 12, 2022, Board Meeting Minutes

CALL TO ORDER: 6:36 PM. Meeting held in person at Tom Henry's home at 150 Bluewing Ct. Orange Texas in the WW community.

2023	2024	2025
Mike Magnuson (Security)	• Marcy Messer-Treas. (AC Chair)	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins	Mike Mankopf	Debbie Gipson VP
All board members present		

PURPOSE OF MEETING:

Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- Proxy (P)= 0, (A) Absent = 0
- Call to order 6:36 PM

ADOPTION OF AGENDA

- After review, with no significant changes, *Motion to accept the agenda D.G. 2nd C.P. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

- No community members attended, none requested to attend, no communication from community members received.

APPROVAL OF MEETING MINUTES

- June meeting minutes routed via email after the last meeting. No changes to the minutes were recommended. *Motion to approve the minutes F.W. 2nd M. Mankoph. President called for vote to approve the minutes/motion carried.*

TREASURERS REPORT

- Savings and Checking = \$37,066
- Current Assets = \$41,903
- Expenses were down \$1,002 for the same period in 2021
- Total liabilities and equity = \$81,945
- All expenses and income were anticipated and customary with the exception of
 - Payment to The Signature Group \$4000, initial payment for street sign installation. The expenditure was budgeted for.
 - \$198 USPS PO Box rental fee for 12 months.
- The budget continues to be favorable. *Motion by F.W. 2nd M. Magnuson. President called for vote to accept the treasurers report.*

ARCHITECTURAL REPORT

- No new submittals under review at this time.
- The Smiths have posted a request on FB for a contractor to begin drawing a proposed garage addition. No architectural committee submittal has been received today for such work. We anticipate same once the design is complete.
- Discussed path forward for the new architectural committee members and leadership. It was recommended that the committee meet no later than October 4th or when a submittal is received, whichever comes first.
 - The committee will be directed to nominate a chairperson and co-person so that the current board members on the committee may remove themselves from leadership and as active participants/voting members of the committee.

- It was agreed that Marcy and Jim may continue as “non-voting mentors” of the committee into 2023 or as needed to clarify any questions the committee may have, until they are comfortable in managing the business at hand autonomously.

BY-LAWS RULES & COVENANTS

- Presentation of a proposed procedure for Property Owners Forum. *Motion to approve the procedure with one modification B.W. 2nd C.P. President called for vote to approve the procedure/motion carried.*
- Presentation of a proposal to establish a regular Board meeting time limit. After discussion it was decided to make minor changes and revisit the form/procedure at the next meeting. The President has the action to revise the form.
- Presentation of a proposed proxy procedure and form for regular Board meetings After discussion it was decided to make some minor changes and revisit the form/procedure at the next meeting. The President has the action to revise the form. Comments included clarity of Minor vs. Major voting designation.
- Presentation of a proposed proxy procedure and form for the Annual Meeting After discussion it was decided to make some minor changes and revisit the form/procedure at the next meeting. The President has the action to revise the form. The board discussed a maximum proxy count of two per property owner vs. the current Notary requirements and maximum of one proxy per property owner. Action for next meeting.
- Discussed property issues/complaints received by the HOA. Discussed the information provided by the HOA management firm in regard to several complaint of a property in the community. Each item was discussed, and the President will contact HOA management firm to provide answers to the community member who made the complaint and request clarifying information.

Highlighted items below deferred to next meeting in the interest of achieving the 90-minute time limit.

GROUNDS COMMITTEE

- Adoption of a target date for approval of the bid scope of work and proposed bidders list **Tabled to next meeting in the interest of time.**

SECURITY COMMITTEE

- Discussed obtaining pricing for a customized sign to satisfy the request of a community member regarding security signs at the entrances. Mike Mag to obtain pricing for the signs which he has previously provided sample photos of.

NEW BUSINESS

- Discuss Committees makeup – *deferred from June meeting Deferred again to August.*
- **Security:** Engage law enforcement and security people in the community in the process. (Short meetings that occur 1-3 times a year if needed)
- **Covenants:** Recruit more people to be involved with the community standards, ride with the HOA rep on semi-annual neighborhood tours

OLD BUSINESS

- Jake Brake ordinance status no report, still need a delivery date and posting of the signs – Brad Wilkins
- Reinstatement of WCA with TX Comptroller
- Scope for Bulkhead repairs at boat ramp Place holder.
- Transition of potential new ACC members below: (select *new chair, confirm members*)

- *Christi Moerbe*
- *Rick Brownlie*
- *Al Wingate*
- *Ron Sonnier*
- *Pam Tatum*
- *Wesley Self*
- *Mark Stevenson*
- *Mark Messer*
- *Sherry Hummel*

ADJOURN: 8:02 PM *Motion to adjourn F.W. 2nd B.W. President called for vote, passed.*

Waterwood Community Association

August 9, 2022. Board Meeting Minutes

CALL TO ORDER: 6:36 PM. Meeting held in person at Tom Henry's home at 150 Bluewing Ct. Orange Texas in the WW community.

2023	▪ 2024	2025
Mike Magnuson (Security) (A)	Marcy Messer-Treas. (AC Chair)	Catherine Powers (P)
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins (P)	Mike Mankopf	Debbie Gipson VP
All board members present		

PURPOSE OF MEETING:

Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- Proxy (P)= 2, (A) Absent = 1
- Call to order 6:36 PM

ADOPTION OF AGENDA

- After review, with no significant changes, *Motion to accept the agenda M.H. 2nd D.G. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

- No community members attended, none requested to attend, no communication from community members received.

APPROVAL OF MEETING MINUTES

- July meeting minutes routed via email after the last meeting. No changes to the minutes were recommended. *Motion to approve the minutes F.W. 2nd D. G. President called for vote to approve the minutes/motion carried.*

TREASURERS REPORT

- Savings and Checking = \$34,504
- Current Assets = \$41,099
- Expenses were up = \$5,2934
- Total liabilities and equity = \$79,879
 - All expenses and income were anticipated and customary. Large expenditures for the month included Signature Group \$4000, USPS \$198, Texas GLO \$250, Fillips \$750.
- The budget continues to be favorable. *Motion by F.W. 2nd M. Mank. President called for vote to accept the treasurers report. Motion carried.*

ARCHITECTURAL REPORT

- No new submittals under review at this time.
- The Smiths have not begun their approved driveway project. Information on the proposed but not approved additional garage is that it will not be submitted at this time.

BY-LAWS RULES & COVENANTS

- Adoption of Property Owners Forum/Board meeting time limit revised procedure. *Motion to accept the procedure: M.H. 2nd M.Mank. President called for vote to approve; motion carried.*
- Adoption of revised proxy procedure for regular Board meetings. *Motion to accept the procedure: F.W. 2nd D. G. President called for vote to approve; motion carried*
- Adoption of revised proxy procedure for the Annual Meeting. *Motion to accept the procedure: F.W. 2nd D. G. President called for vote to approve; motion carried.* There was one dissenting vote.

- Review “Board Member Basics” document issued by Sara Norman: Nichols Norman Law Group. Review only no action. ***Board members should read the documents and discuss issues and questions by email or at future meeting. No action taken or needed.***
- Review Fining Schedule issued by Sara Norman: Nichols Norman Law Group. ***There was no action, the schedule was reviewed and will be discussed and voted on at the September meeting. The scheduled is a 5 or more-step process and gives a community member in violation more than enough time, 45 days or more before a fine is levied to cure/correct a violation.***
- Discussed property issues/complaints received by the HOA. ***There were several violations discussed. Photos will be taken and forwarded to the HOA management firm.***
 - A number of complaints were received about a property on Greenwing Ct. including “grass on the fence” which cannot be determined or understood by the board and the HOA firm will contact the complainer to determine the issue. The homeowner has already cured several of the items.
 - Parking on the grass on Canvasback was discussed.
 - A travel trailer in driveway on Waterwood Drive for more than 10 days was discussed.

GROUNDS COMMITTEE

- Discussed the need to proceed with potential bidders for the grounds maintenance contract and determine qualifications and interest in bidding. We will only review the scope of work or invite qualified bidders into the process.
- Discussed purchasing additional hardware to complete the signpost project.
- Discussed the garage sale in October and recommend Christi Morbe, Catherine Powers and Courtney Whipps collaborate on the event.

Highlighted items below deferred to next meeting in the interest of achieving the 90-minute time limit.

SECURITY COMMITTEE

- Discussed obtaining pricing for a customized sign to satisfy the request of a community member regarding security signs at the entrances. Mike Mag to obtain pricing for the signs which he has previously provided sample photos of.

NEW BUSINESS

- Discuss Committees makeup –
 - **Security:** Engage law enforcement and security people in the community in the process. (Short meetings that occur 1-3 times a year if needed)
 - **Covenants:** Recruit more people to be involved with the community standards, ride with the HOA rep on semi-annual neighborhood tours

OLD BUSINESS

- Jake Brake ordinance status no report, still need a delivery date and posting of the signs – Brad Wilkins
- Reinstatement of WCA with TX Comptroller
- Scope for Bulkhead repairs at boat ramp Place holder.
- Transition of potential new ACC members below: (select *new chair, confirm members*)

- Christi Moerbe
- Rick Brownlie
- Al Wingate
- Ron Sonnier
- Pam Tatum
- Wesley Self
- Mark Stevenson
- Mark Messer
- Sherry Hummel

- **ADJOURN: 8:00 PM** *Motion to adjourn D.G. 2nd M. Mank. President called for vote, passed.*

Waterwood Community Association
October 11, 2022, Board Meeting Minutes

CALL TO ORDER: 6:39 PM. Meeting held at The Palms Event Center 4121 I-10 East.

2023	2024	2025
Mike Magnuson (Security)	Marcy Messer-Treas. (AC Chair)	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins (P)	Mike Mankopf	Debbie Gipson VP
<hr/>		
All board members present		

PURPOSE OF MEETING:

- Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.
- Meeting duration is encouraged to not exceed 90 minutes.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- Proxy (P)= 1, (A) Absent = 0

ADOPTION OF AGENDA

- After review, with no significant changes, *Motion to accept the agenda C.P. 2nd M. Mag. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

- Two new property owners were in attendance, introduced themselves, were welcomed to the community.
 - A total of five community members representing three properties attended.
 - One member who did not attend submitted a written statement which was read aloud.

APPROVAL OF MEETING MINUTES

- September meeting minutes were reviewed. One minor change to the minutes recommended.
Motion to approve the amended minutes C.P. 2nd D.G. President called for vote to approve the minutes/motion carried.

TREASURERS REPORT

- Savings and Checking = \$25,184
- Accounts Receivable = \$2,990
- Current Assets = \$28,160
- Total Assets = \$67,662
- Expenses = \$5,090
 - All expenses and income were anticipated and customary. Large expenditures for the month included \$3,469 legal fees
- The budget has tightened a bit over the last few months. A review of anticipated expenses will be required prior to setting the budget for 2023. *Motion by M. Mag. 2nd C.P. President called for vote to accept the treasurers report. Motion carried.*

ARCHITECTURAL REPORT

- Two new submittals were approved:

- New home for the Townsend's on Bluewing Court.
 - Two variances were granted for dormer and patio roof pitch and metal accents. The board approved the ACC recommended variances.
- Tran (Greenwing) driveway, patio, and fence improvements. No variances required per the ACC.

BY-LAWS RULES & COVENANTS

- No new complaints received
- Reviewed the HOA management firm report and photos after semiannual inspection. A number of the items were noted as "cured", others would be verified prior to sending letters, at least one complaint which had previously been sent to the HOA had been omitted from the report.
- Fining schedule: *Motion to move forward with a vote on the fining schedule was made by M.Mag. 2nd C.P. President called to vote on the item. The fining schedule was approved by a vote of 7 to 1 with 1 absent.*

GROUNDS COMMITTEE

- Discussed the need to proceed with final bid list for grounds maintenance contract. *Motion to move forward made by J.H. 2nd M.M.H. President called for vote to approve the item. The item carried.*
- Discussed the final installation of the county approved stop signs. The contractor has the signs and will proceed with the installation.

SECURITY COMMITTEE

- Discussed the installation of video security signs at both entrances. The board had previously approved the item and the signs will be installed in the center islands of each entrance.

NEW BUSINESS

- Discuss Committees makeup –
 - **Security:** Engage law enforcement and security people in the community in the process. (Short meetings that occur 1-3 times a year if needed)
 - **Covenants:** Recruit more people to be involved with the community standards, ride with the HOA rep on semi-annual neighborhood tours

OLD BUSINESS

- Jake Brake signs are up!
- Web site and email accounts are now active and may be used: Waterwoodorangetx@gmail.com and waterwoodorangetx.com
- Boat ramp bulkhead repairs: Place holder.
 - A community member present requested the contractors info
- The ACC turned over to the new committee members and joint chairs: Mark Messer and Sherry Hummel.

- *Christi Moerbe*
- *Rick Brownlie*
- *Al Wingate*
- *Ron Sonnier*
- *Pam Tatum*
- *Wesley Self*
- *Mark Stevenson*
- *Mark Messer*
- *Sherry Hummel*

- **ADJOURN: 8:10 PM** *Motion to adjourn F.W. 2nd M. Mank. President called for vote, passed.*

Waterwood Community Association
November 8, 2022, Board Meeting Minutes

CALL TO ORDER: 6:30 PM. Meeting held at The Palms Event Center 4121 I-10 East.

2023	2024	2025
Mike Magnuson (Security)	Marcy Messer-Treas.	Catherine Powers (A)
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins (P)	Mike Mankopf	Debbie Gipson VP

PURPOSE OF MEETING:

- Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.
- Meeting duration is encouraged to not exceed 90 minutes.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- Proxy (P)= 1, (A) Absent = 1

ADOPTION OF AGENDA

- After review, with no significant changes, *Motion to accept the agenda D.G. 2nd M. Mag. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

- One property owner was in attendance and commented on the pending Grounds Maintenance Contract bids and contract renewal during the discussion of that agenda item.

APPROVAL OF MEETING MINUTES

- October meeting minutes were discussed and accepted with no changes.
Motion to approve the minutes M. Mag. 2nd M.M.H. President called for vote to approve the minutes/motion carried.

TREASURERS REPORT

- Savings and Checking = \$24,292
- Accounts Receivable = \$7265
- Current Assets = \$24,292
- Total Assets = \$62,981
- Expenses = \$4,651
 - All expenses and income were anticipated and customary. There were some expenses to close out the street sign project, with only small invoices remaining.
Motion by F. W. 2nd M. Man. President called for vote to accept the treasurers report. Motion carried.

ARCHITECTURAL REPORT

- One new submittal was discussed. Mahon house painting. The new committee will meet soon to discuss the submittal. The board discussed the need for the committee to mention to the Mahon's the need to include repairs to their gas lanterns on the driveway brick columns as part of the painting project.

BY-LAWS RULES & COVENANTS

- No new complaints received

GROUNDS COMMITTEE

- Street sign project is complete
- Discussed the progress on bids being submitted to the HOA. We expect the HOA to be ready for a review of the bids with the executive committee next week.

SECURITY COMMITTEE

- Signs are up.
- Update on the Teal security light. Still trying to get Entergy to come out and make the repairs. They are confused about the location, contact phone number for the account, etc..

NEW BUSINESS

- Set 2023 Budget @ December meeting
- Street Pothole patching. Need to set up a meeting with our County Commissioner.

OLD BUSINESS

- Reinstatement of WCA with TX Comptroller, *pending*
- Scope for Bulkhead repairs at boat ramp *place holder*
- Discuss Committees makeup – *deferred from June meeting*
 - **Security:** Engage law enforcement and security people in the community in the process. (Short meetings that occur 1-3 times a year if needed)
 - **Covenants:** Recruit more people to be involved with the community standards, ride with the HOA rep on semi-annual neighborhood tours
- **ADJOURN: 7:17 PM** *Motion to adjourn F.W. 2nd D.G. President called for vote, passed.*

Waterwood Community Association
December 13, 2022, Board Meeting Minutes

CALL TO ORDER: 6:30 PM. Meeting held at The Palms Event Center 4121 I-10 East.

2023	2024	2025
Mike Magnuson (Security)	Marcy Messer-Treas.	Catherine Powers
Tom Henry – President	Frank Whipps (Grounds)	Jim Higgins Secretary
Brad Wilkins (A)	Mike Mankopf (P)	Debbie Gipson VP

PURPOSE OF MEETING:

- Meeting held in accordance with section 5:05 of the Bylaws and for the purpose of transacting lawful business that may come before the board as noted in section 4:04 of the Bylaws.
- Meeting duration is encouraged to not exceed 90 minutes.

ACKNOWLEDGEMENT/WELCOME BOARD MEMBERS/CALL to ORDER

- Proxy (P)= 1, (A) Absent = 1
- Call to order 6:30 pm

ADOPTION OF AGENDA

- The president recommended reorder the agenda in the interest of time. *Motion to accept the reordered agenda M.Mag 2nd C. Powers. President called for vote to approve the agenda/motion carried.*

PROPERTY OWNERS' FORUM

- No property owners attended.

APPROVAL OF MEETING MINUTES

- The November meeting minutes were discussed and accepted with no changes.
Motion to approve the minutes D.G. 2nd M.Mag. President called for vote to approve the minutes/motion carried.

TREASURERS REPORT

- Savings and Checking = \$13,625
- Accounts Receivable = \$2990
- Total Current Assets = \$16,601
- Total Assets = \$54,486
- Expenses = \$8494
- Dues Outstanding = \$7265
- Total Liabilities and Equities = \$57,208

All expenses and income were anticipated and customary.

Motion by M.Mag 2nd D.G. President called for vote to accept the treasurers report. Motion carried

- Motion made to pay legal bill to Nichols and Norman for \$423.50
Motion by C.P. 2nd M.Mag. President called for vote to accept. Motion carried.

ARCHITECTURAL REPORT

- Two items were discussed, Mahon house painting and Magnuson pergola improvements. The ACC did not provide the board with minutes of the ACC meeting. The board secretary sent a text to C. Moerbe/ACC Secretary during the meeting. She replied that the ACC was held “virtually” by text and email and was not sure the items were approved. The President will follow up on the topic with the committee.co-chairs.
- After discussion, motion made requiring ACC committee secretary or co-chairs to CC the executive committee with minutes the ACC sends to the HOA management company. Regardless of actual or virtual meetings. And any variance must (per the current community documentation/requirements) be presented in person to the board of directors for approval at the next “available” board meeting. *Motion by J.H. 2nd F.W. President called for vote to accept the ACC requirements.*

BY-LAWS RULES & COVENANTS

- No new complaints received.

GROUNDS COMMITTEE

- Discussed the progress on bids being submitted to the HOA. Motion made and vote taken to defer the item to January. *Motion by F.W. 2nd M.M.H. President called for vote to defer. Motion carried*

SECURITY COMMITTEE

- Teal security light is still out as confirmed by the secretary after the meeting.

NEW BUSINESS

- Management Certificate was provided to the board by the President and reviewed. Two minor verbiage questions arose and will be addressed by the President with the HOA attorney. Providing those minor issues do not change the substance of the document the President will file same at the Orange County Court House. *Motion by M.Mag 2nd C.P. President called for vote to accept the management certificate “with conditions”. Motion carried*
- Discussed the need to increase the 2023 assessment by a maximum \$30 to move closer to a balanced budget. *Motion by D.G. 2nd F.W. President called for vote to accept the increased assessment. Motion carried*
- President reviewed the proposed 2023 budget, discussion ensued, motion was made to “approve the recommended (preliminary) budget” with the understanding it will be modified after the new ground’s maintenance contract is awarded/annual costs are determined, an actual budget number is included.
- *Motion by M.Mag 2nd C.P. President called for vote to accept the “interim” budget. Motion carried*
- Recommendation made, due to scheduling conflicts, meeting dates, etc. to move the January meeting to the 24th and defer the February meeting to the same day as the annual meeting on Thursday the 16th of February. *Motion by J.H. 2nd F.W. President called for vote to revise the meeting calendar for January and February 2023. Motion carried*

OLD BUSINESS (all to be carried over/deferred/place holders/discussed at the January/annual meeting)

- Reinstatement of WCA with TX Comptroller, *pending*
- Scope for Bulkhead repairs at boat ramp *place holder*
- Discuss Committees makeup –
 - **Security:** Engage law enforcement and security people in the community in the process. (Short meetings that occur 1-3 times a year if needed)
 - **Covenants:** Recruit more people to be involved with the community standards, ride with the HOA rep on semi-annual neighborhood tours
- **ADJOURN: 8:10 PM** *Motion to adjourn F.W. 2nd D.G. President called for vote, passed.*