

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
WOODRIDGE FOREST COMMUNITY ASSOCIATION
22525 Soaring Woods Lane
Porter, Texas 77365
TUESDAY, November 21, 2023**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established; President Pat Twothy called the meeting to order at 7:07 p.m. Other Board members present were Andy Ramirez, Kenn Munn & Eric Self. Also present was Cathy Hooper with Sterling Association Services, Inc. and homeowners A motion was made, seconded, and passed unanimously to adopt the agenda as presented.

BOARD DIRECTOR COMMUNITY UPDATE:

* Treasurer Eric Self presented the members and board with a financial report.

OPEN FORUM/PUBLIC COMMENTS

*One resident who attended the meeting had concerns regarding trespassing, litter, and fishing on the lakes. The Board explained that the lake is not owned by the community, but is property of the MUD.

*One resident requested that the community join a Boy Scouts pack to have flags installed at the entrance on holidays. Sterling will get in touch with a local Boy Scout pack.

*One resident had concerns regarding dead trees behind her fence. Sterling will do research to determine if the property is HOA or MUD.

APPROVAL OF MEETING MINUTES

The meeting minutes of September 26, 2023 were presented for approval. A motion to accept the minutes with was made by Ken Munn, the motion was seconded and the motion passed.

SECURITY REPORT

None

FINANCIAL REPORT

Treasurer Eric Self presented the Financial Reports as of October 31, 2023.

As of August 31, 2023, the cash operating accounts total \$396,656.23, reserve cash was \$324,996.09, year-to-date operating expenses were \$526,077.64, and year-to-date reserve expenditures were \$81,377.30. Kenn Munn made a motion for approval of the financial reports and expenses presented, the motion was seconded and passed unanimously.

ARC REPORT

Sterling ASI provided a written report included in the board packets.

COMMUNICATIONS/WEBSITE

PENDING BUSINESS & UNSCHEDULED MAINTENANCE

NEW BUSINESS & SCHEDULED MAINTENANCE

During the Executive Session, the Board of Directors discussed Christmas Décor Bids. A motion was made by Ken Munn to accept the bid from GT Corporation. The motion was seconded and passed unanimously.

NEXT MEETING - The next meeting will be held on Tuesday, January 16, 2024, at 7 p.m.

MOVE INTO EXECUTIVE SESSION

A motion was made, seconded, and passed unanimously to convene into executive session to discuss collection matters.

A motion was made, seconded, and passed unanimously to move out of executive session.

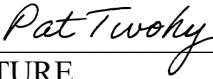
EXECUTIVE SESSION SUMMARY

* The board of directors reviewed Christmas Décor bids..

A motion was made, seconded, and passed unanimously to move back into regular session.

ADJOURNMENT

With there being no further business to become before the Board, a motion to adjourn was made to adjourn the meeting. The motion was seconded and passed unanimously the meeting was properly adjourned at 8:17 PM.



SIGNATURE

March 7, 2024

DATE