

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
WOODRIDGE FOREST COMMUNITY ASSOCIATION
22525 Soaring Woods Lane
Porter, Texas 77365
TUESDAY, MARCH 19, 2024**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established; President Pat Twohy called the meeting to order at 7:00 p.m. Other Board members present were Andy Ramirez, Connie Hernandez & Eric Self. Not present was director Ken Munn. Also present was Cathy Hooper with Sterling Association Services, Inc. and homeowners as per the sign-in sheet attached to the original packet. A motion was made, seconded, and passed unanimously to adopt the agenda as presented.

OPEN FORUM/PUBLIC COMMENTS

*Many residents who attended the meeting had concerns regarding the landscaping of the Century Homes' undeveloped lots. The Board is aware of the issue and have been in correspondence with Century Homes regarding these lots.

APPROVAL OF MEETING MINUTES

The meeting minutes of November 2023 were presented for approval. A motion to accept the minutes with corrections was made by Eric Self, the motion seconded and the motion passed.

SECURITY REPORT

Jose Amstutz attended the meeting and presented a verbal report.

He discussed safety tips to residents & recommended the nonemergency number for residents to call 936-760-6800 to report nonemergency concerns. He also encouraged the residents to use the vacation watch option while away.

FINANCIAL REPORT

Treasurer Eric Self presented the Financial Reports as of February 29, 2024. He stated the operating account totals \$629,673.14; The total in reserves \$395,770.36; Expenses for the month of February 2024 were \$30,122.35.

NEW BUSINESS & SCHEDULED MAINTENANCE

*The monument that was damaged from a wreck has been completed and the driver's insurance has reimbursed the community.

*O'Neal & Holmes will prepare association taxes & audit.

* A motion was made, seconded, and passed to accept the Lake Houston Lawn Care bid for landscape maintenance. The board voted to approve the contract with Lake Houston Lawn Care, by a vote of 3 to 1. The board is aware that director Pat Twohy is an employee of the company, however Pat Twohy does not have, and is not related to anyone that has, a financial interest in at least 51% of the profits of the company; as a result 209.0052 of the Texas Property Code does not apply to this contract. The board is aware of the perception of hiring a company that employs one of its directors, however, the board believes that approving the contract proposal and the vendor is

in the best interest of the Association and sees a benefit in having a direct contact with the vendor on the board. The board believes these benefits and the interest of the Association outweigh any perceived conflict.

- * A motion was made, seconded, and passed to accept KCPC bid for pool maintenance.
- * A motion was made, seconded, and passed to accept the bid for irrigation repairs. Earth Care will not get paid until the property is walked by President Twohy.
- * A motion was made, seconded, and approved to move account 329393 to the attorney for a deed restriction violation.
- * A motion was made to send account 329120 to the attorney for a deed restriction violation.

NEXT MEETING - The next meeting will be held on Tuesday June 18, 2024 at 7PM.

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

- * 2 accounts were presented to the Board for deed restriction violations.
- * The board discussed forming committees, landscape bids, and pool maintenance 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 9:27 PM.

SIGNATURE

DATE