



**Woodridge Forest Community Association, Inc.**  
**Board of Directors Meeting Minutes**  
**March 25, 2026**  
**6:30pm**  
**At the Woodridge Forest clubhouse**

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- I. CALL TO ORDER:** The meeting was called to order at 6:30pm.
- II. ADOPTION OF AGENDA:** The agenda was approved by unanimous vote of the board.
- III. ESTABLISH QUORUM OF THE BOARD:** A quorum was established and all Board members were present.  
Michelle Walsh, Association Manager, represented Rise AMG.  
There were 16 owners present.
- IV. APPROVAL OF PRIOR MEETING MINUTES**
  - a. Prior management had failed to turn over prior Board meeting minutes.
- V. COMMITTEE REPORTS**
  - a. Security – Jose gave the security patrol report. A copy can be found on the homeowner portal.  
Residents encouraged to sign up for vacation watch when applicable. Info for this is in the report.
  - b. Pool – Ryan gave the pool and splashpad updates. He had met with two vendors to get quotes for the pool and splashpad repairs. The Board approved to proceed with Greater Houston Pools bid.  
The pool is expected to open by Memorial Day if the repairs run as planned. The community is migrating to using an app for pool access and will not be purchasing more cards. Existing cards still work.
  - c. Landscape – Connie gave the landscaping updates. Roundabout beautification had been completed. Landscape contract bids underway. Dead tree removal underway. Association maintained fencing bid underway to add repairs and painting where needed.
  - d. Trails – Mary gave the trails update. Request sent to the MUD to clean up debris on trails. New dog station installed. LHLC to quote ant treatment.
- VI. FINANCIAL REPORT**
  - a. The February 2026 financials were reviewed. Overview of delinquency process and prior issues was discussed. The Board does not allow fee waivers on delinquent accounts but payment plans may be considered.
- VII. OLD AND NEW BUSINESS:**
  - a. Discussion on adding a lap pool interest – mixed interest present at the meeting. A resident survey would be sent out.
  - b. Vote on fence amendment – the Board approved for HoltTollett to move forward with creating a marked map identifying association-maintained fencing.



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- c. Vote on tree amendment – tabled and would potentially be revised for reconsideration.
- d. Vote on landscape contract quotes – tabled as not all bids were in yet and the Board still needed to meet with one vendor.
- e. Vote on sidewalk install quotes – tabled, still trying to see if the MUD may help fund this project.

VIII. **HOMEOWNER FORUM** - the Board and management responded to comments and questions on the following topics:

- a. The next MUD election is in May. Please vote for your fellow residents. Next MUD meeting is April 7<sup>th</sup>.
- b. Commissioner update on the street light install was given – they hope to have this operational by May.
- c. 3% assessment increase was driven by water and irrigation costs, as well as landscape repairs. Should we need to write off delinquent receivables, that will lead to further increases. Landscaping costs comprise 1/3 of our operating budget.

IX. **NEXT MEETING:** TBD

X. **ADJOURNMENT:** 7:57pm

*Jim Hammock*  
Jim Hammock (Apr 13, 2026 15:30:16 CDT)

Authorized Signer

2026-04-13

Date






# 2026 3 25 approved board minutes

Final Audit Report

2026-04-13

|                 |  |
|-----------------|--|
| Created:        | 2026-04-13                                   |
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## "2026 3 25 approved board minutes" History

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