

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
WOODRIDGE FOREST COMMUNITY ASSOCIATION
22525 Soaring Woods Lane
Porter, Texas 77365
TUESDAY, JULY 17, 2023**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established; President Pat Twothy called the meeting to order at 7:00 p.m. Other Board members present were Andy Ramirez, Kenn Munn & Eric Self, Gustavo Melo. Also present was Cathy Hooper & Jose Villegas 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.

BOARD DIRECTOR COMMUNITY UPDATE:

- *Treasurer Eric Self announced that the fence stain was completed on June 29, 2023.
- * Treasurer Eric Self announced that bollards have been installed near the tree line on the north side of Windward Meadow.
- *Treasurer Eric Self announced that the Montgomery Commissioner's Office has stated that speed bumps are not allowed and will not be installed.
- *Treasurer Eric Self announced that the County Commissioner's office has provided an update on the proposed light at East Knox and Loop 494. The matter is currently pending with TxDOT and then it will be submitted to Union Pacific for review. Unfortunately, we have not received an estimated timeframe.
- *Treasurer Eric Self announced October 14, 2023 has been scheduled as a community workday.
- * Treasure 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 and fishing on the lakes. The Board explained that the lake is not owned by the community, but is property of the MUD and they will need to defer to the MUD to determine if No Trespassing signs can be installed.
- *One resident had concerns about the pool lifeguards and private parties being held during pool hours. Sterling Association Services will get in touch with the pool company to let them know that there are to be no pool parties during regular pool hours.

APPROVAL OF MEETING MINUTES

The meeting minutes of March 21, 2023 were presented for approval. A motion to accept the minutes was made by Kenn Munn, the motion was seconded and the motion passed.

SECURITY REPORT

Jose Amstutz attended the meeting and presented a verbal report. His written report is included in the board packets.
He discussed safety tips with residents & recommended the nonemergency number for residents to call 936-760-6800 to report nonemergency concerns.

FINANCIAL REPORT

Treasurer Eric Self presented the Financial Reports as of June 30, 2023.

As of June 30, 2023, the cash operating accounts total \$553,038.68, reserve cash was \$381,525.44, year-to-date operating expenses were \$257,492.02, and year-to-date reserve expenditures were \$29,595.00. 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

NEXT MEETING - The next meeting will be held on Tuesday, September 19, 2023, 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 discussed the reserve study findings and possibly raising assessment dues next year. Reserve funds will need to be built and the operating transfers will help.

*Eric Self discussed the MUD receivables. Jose Villegas stated that a payment of \$31,821.69 has been received.

* The board of directors reviewed the Preferred Management Charges and determined that it would be fruitless to go after Preferred Management for the minimal charges.

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 8:24 PM.

Pat Twohy

March 7, 2024

SIGNATURE

DATE