

Wynfield Estates HOA Board Member Meeting Minutes

January 8, 2018

The following board members were present at the home of Christina Ridings, 1609 Wynfield at 6:00pm, Mike Audish and Christina Ridings. Also in attendance were Melissa Turner of CMSI and Brenda Eledge, homeowner. Quorum was verified and the meeting was called to order at 6:04pm.

Appointment Open Positions

- The board reviewed the potential homeowners that were interested in being appointed to a 1 year term for the current open position. Following discussion, the board appointed homeowner Scott Bradley.

Officer Election

- Due to the absence of newly appointed board member, Scott Bradley, the board postponed distribution of positions and duties until the next board meeting. This will allow Mr. Bradley time to voice his opinion.

Secretary and Treasurer's Report

- The board reviewed the December 2017 financials. Mr. Audish made the motion to accept the financials and Mrs. Ridings seconded the motion. The board approved the financials.
- The board reviewed the December 6, 2017 board member meeting minutes, Mr. Audish made the motion to accept the minutes and Mrs. Ridings seconded the motion. The board approved the minutes.
- The board reviewed the recap of the annual meeting minutes. The board suggested minor changes and typo edits.

Business and Action Items

- The board discussed the architectural guidelines and determined that review and voting will occur at the next meeting in order to give Mr. Bradley time to review the guidelines.
- The board discussed the need for By-Law Amendments in order to 1) change the night of the annual meeting and 2) adjust the word "Shall" to "May" regarding the need for a nominating committee. Christina will begin drafting an amendment for review and discussion at the next board meeting.
- The board discussed the 2018 capital improvement repairs and noted that the monuments will need to be the first order of priority. Mrs. Turner will get in touch with DuWest regarding a quote for foundation.
- The board discussed the participation interest in community committees, Mrs. Ridings will send out a sign-up for committee members by a specific date. After that date and after all members are determined a resolution will be made at the next board meeting. As well as naming of committee members and chairs.

- The board discussed the lengthy discussion regarding perimeter fencing that was discussed during the annual meeting. It was determined, based on Article 4, Section 2 of the Wynfield Estates Covenants that all fences are maintained by owners at their own expense. Mrs. Ridings will send out communications reminding homeowners of the covenant as well as provide recommendations for local fence companies. In addition to, Mrs. Ridings will review plats from the Harris County District Clerks office to determine who is responsible for fencing near cul-de-sacs, specifically the fence line located near the triangle at Wyndale and Wyngate Drives.
- The next board meeting will be held on March 5 at 6:00pm at 1609 Wynfield Drive.

The board thanked the homeowner for joining the meeting and adjourned the general session. Executive Session was held after business and actions items and is discussed on the following page.

Adjourn

- Mrs. Ridings made a motion to adjourn and Mr. Audish seconded the motion. The meeting was adjourned at 7:09