

**Brenham Woodbridge Homeowners' Association, Inc.**  
**2017 Annual Meeting Minutes**

March 20, 2017

*Signed*

Pursuant to Article III, Section I of the Bylaws of the Brenham Woodbridge Homeowners' Association, Inc. an Annual Meeting of the membership was duly called and held on **Monday, March 20, 2017** at **New Word Church of God, located at 1990 FM 389, Brenham, Texas 77833.**

**IN ATTENDANCE:**

**Representing the management company, Hampton Management Co. were:**

- MaLisa Hampton
- Kaci Kasproicz

**Representing Gene's Services, LLC, the landscaper for Brenham Woodbridge Homeowners' Association:**

- Gene Patrick Northway
- Kelsey Northway

**Representing the Brenham Woodbridge Homeowners' Association Board Of Directors:**

- Alvin Thompson

**Homeowners of the membership in attendance and by proxy as indicated on the sign in sheet were:**

- There were a total of thirty-three (33) members present or by proxy (6)

**Determination of a Quorum**

The Bylaws state that the presence at the meeting of Members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of the entire membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or Bylaws. With that being said, 9 members were needed to obtain a quorum at the meeting, and the membership was informed that quorum was met and the Annual Meeting was called to order at 7:05 pm.

**Proof of Notice**

The membership was shown a copy of the notice as proof of the 2017 Annual Meeting. The membership affirmed that notice was sent.

**Introductions**

The representatives were all introduced to the membership

**Homeowner Packet**

The membership was given a copy of the agenda to go over. A financial packet was presented to the membership and reviewed by the board member.

**Meeting Minutes**

The meeting minutes from the 2016 Annual Meeting were included in the homeowner packet. The membership voted to accept these minutes as written. The motion was seconded and the meeting minutes were approved.

### **Old Business**

Gene Northway of Gene's Services followed-up on the lawn maintenance issues, and addressed the drainage and erosion issues.

### **New Business**

MaLisa Hampton discussed how exactly the homeowners' association works, and explained the roles of both the membership, and the board of directors.

MaLisa also explained the Email Registration form that was sent to the members and stressed the importance of returning that form giving permission to communicate via email. Communication through email would save the association the costs associated with sending out notices through the postal service.

MaLisa went over the financial information obtained from Spectrum.

4 committees were formed with the approval of the membership:

- Architectural Committee: David Presswood, Bertram Parker, Jeremy Buckley, and Randy Ryland
- Financial Committee: Darren Wallis, John Schuknecht, Michael Havard and Crystal Ryland
- Bylaws Committee: Alvin Thompson, Betty Creer, Maxine Nobbmann, and Lauren Turnbull
- Landscape & Erosion Committee: Matt DeGerolami, Tara Wehmeyer, Kevin Turnbull and Randy Ryland

### **Election of Board Members**

Kevin Turnbull ran unopposed to fill the vacancy for Director 3. He was unanimously voted in to replace Linda Niehuus and serve a 1-year term. It was decided by the membership to add 2 additional positions to the Board of Directors. Michael Havard ran unopposed to fill the open position for Director 4. He was unanimously voted in to serve a 3-year term. Bertram Parker ran unopposed to fill the open position for Director 5. He was unanimously voted in to serve a 3-year term.

### **Adjournment**

With no further business to discuss, the Meeting was adjourned at 8:35pm.

*President*

*AS, TX 3-2-17*