

Brenham Woodbridge Homeowners' Association, Inc.
Board of Directors Meeting Agenda MINUTES
New Life Church of God: Classroom 1
May 17, 2017 @ 6:00 pm

Board Members Present:

Alvin Thompson- President
Bertram Parker- Vice President
Kevin Turnbull- Secretary
Michael Havard

Board Members Not Present:

Jean Luera- Resigned as of 05/17/17 per Alvin Thompson

Committee Members in Attendance:

Crystal Ryland- Finance Committee
Randy Ryland- Landscape Committee & Architectural Committee
Matt Degerolami- Landscape Committee

Others in Attendance:

Malisa Hampton
Gene Northway
Kelsi Northway

*There being a quorum present, the meeting was called to order by Alvin Thompson at 6:05 pm.

Old Business:

The Secretary did not read the minutes from the prior meeting, as this was the first official meeting with this current board and management present.

The May 1st notice of meeting that was sent to all homeowners through the mail was approved.

Board Members were introduced by themselves to all person's present.

New Business:

1) Appoint new board Member in place of Jean Luera.

a. Nominations

- i. Crystal Ryland
- ii. Matt Degerolami (Rejected nomination)

b. Michael Havard (motioned)

Kevin Turnbull (Second)

Bertram Parker (motioned)

Alvin Thompson (second)

c. Crystal Ryland nominated as treasurer

Bertram (motioned)

Kevin (second)

2) Landscape Committee

Kevin handed the floor over to Randy Ryland of the landscape committee to discuss.

a. Erosion Issues in common areas behind and near property fence lines.



WOODBRIDGE NEIGHBORHOOD

①

HOA BOARD MEETING

05/17/17

MEMBERS IN ATTENDANCE:

ALVIN THOMPSON (ALSO) MALUSATHAMPOU
BERTRAM PARKER MANAGEMENT
KEVIN TUENBIL ~~THARA~~
MICHAEL HARARD

MEMBERS NOT IN ATTENDANCE:

JEAN LUERA - RESIGNED AS OF 05/17/17
P / ALVIN

COMMITTEE MEMBERS IN ATTENDANCE:

CRYSTAL RYLAND
RANDY RYLAND
MATT DEGEROLAMI

~~05/17/17~~

②

LOCATION: NEW LIFE CHURCH OF GOD

START TIME: CLASSROOM 1

TIME: 6:05 PM

- 1) ESTABLISHED A QUORUM (4 OF 5)
- 2) MAY 1ST NOTICE OF MEETING

APPROVED

- 3) MEMBERS INTRODUCED

NEW BUSINESS

- 1) APPOINT NEW BOARD MEMBER IN PLACE OF JEAN LUERA.

A) NOMINATIONS

CRYSTAL RYLAND

MATT DEGEROLAMI (REJECTED)

- B) MICHAEL HARARD / MOTIONED

KEVIN TUENBIL / SECOND

BERTRAM PARKER / MOTION

ALVIN THOMPSON / SECOND

3

C) CRYSTAL RYLAND (TREASURER)

BERTRAM MENTIONED

KEVIN SECOND

LANDSCAPE

2) ~~FINANCE~~ COMMITTEE

KEVIN HANDED THE FLOOR TO RANDY RYLAND

TO DISCUSS

A) EROSION ISSUES

- \$100,000 ESTIMATE FROM ~~ANNE~~ ^{BRANDY}

- ~~BIDS~~ MARKET ST (EXAMPLE OF GENE)

- HOW TO FIX? HOW TO PAY?

- ONCE ITS FIXED, HOW MUCH

B) GENE DISCUSSED LAST (2) YEARS

BIDS / INVOICES.

- 2015: \$8,236.01

- 2016: \$12,766.77

- 2017: \$10,175.00 ALL INCL.

4

C) 8 FOOT PASS BEHIND FENCE (BID)

DONE MONTHLY STARTING NEXT

QUARTERLY MOWING.

D) SHREDDING DONE EVERY (8) WEEKS

E) CYRTEX DID HYDROSEEDING IN 2015

ON BACK OF AUTUMN RAIN / BUREAU

F) LEGACY CONCRETE BID

\$29,808 8-24-15

G) CODE ENFORCEMENT ??

DAVID DOELITSCH

GENE'S SERVICES MOWS, THEN BILLS

CITY OF BRENNAN, THEN CITY FILES

LEIN ON HOME.

3) ~~ARCHITECTURAL~~ VIOLATIONS COMMITTEE

RANDY DISCUSSED ARCH / LAND IMPROVEMENT

FORMS & HOW TO ACCESS THESE FORMS

ONLINE.

(7)

REMOVE THEM FROM LIST. WE WILL PERSONALLY VISIT THESE HOMES TO ADDRESS HOW TO RESOLVE IT OWNED.

5) BY-LAWS COMMITTEE

A) WILL CONTINUE TO REVIEW BY-LAWS AND SUBMIT ANY CHANGES TO THEM.
B) CRYSTAL SUGGESTED VIOLATIONS AND BY-LAWS MEET TO ADDRESS HOW THEY RELATE TO ONE ANOTHER.
C) MALISA SUGGESTED MOVING DUES TO MARCH 30TH FOR EASE OF PAYMENT AFTER CHRISTMAS.

D) KEVIN WILL CONTACT CITY TO BUILD COMMUNITY BOARD BY MAILBOX
CRYSTAL MOTIONS
MICHAEL APPROVED (6 OPPOSED)
\$ OUT OF HOA BUDGET

(8)

6) ADVISORY COMMITTEE VS BOARD COMMITTEE

- OUR COMMITTEES ARE ADVISORY BASED
- THEY SUBMIT TO BOARD, THEN BOARD APPROVES / DISAPPROVES.

7) PRIVACY IS PRIORITY

- BE AWARE OF CREATING QUORUM
3 BOARD MEMBERS PRESENT.
- KEEP A TIGHT UP / EVEN AT HOME

CRYSTAL MOTIONED CLOSING MEETING
ALVIN SPROGERS (0 OPPOSED)
8:15 PM