

**Brenham Woodbridge Homeowners' Association, Inc.**  
**Board of Directors Meeting Minutes**  
**New Life Church of God: Classroom 1**  
**October 10, 2017, at 6:00 pm**

**Board Members Present:**

Alvin Thompson  
Michael Havard  
Bertram Parker  
Kevin Turnbull

**Board Members NOT Present:**

Crystal Ryland-resigned as of 9/26/2017

**Others in Attendance:**

MaLisa Hampton and Kaci Kasprovicz-Representing Hampton Management Company

\*There being a quorum present, Alvin Thompson called the meeting to order at 6:15 pm.

**Old Business:**

Secretary, Kevin Turnbull, read meeting minutes from Board Meeting held July 31, 2017. Bertram Parker motioned to approve prior meeting's minutes. Michael Havard seconded the motion. Board unanimously voted to approve prior meeting minutes.

**Open Fourm:**

The floor was opened to the homeowners to voice issues or concerns.

- Lauren Buckley (800 Moonbeam Ct.) – concerns about past due HOA dues
- Tara Wehmeyer (701 Cobble Gate Dr.) – concerns about erosion issues
- Dana Wiedemann (914 Cobble Gate Dr.) – spoke about erosion concerns and concerns about HOA deed violations
- Maxine Nobbmann (805 Wintersong Dr.) – concerns about Halloween safety

The Board and Members discussed speaking with Citizens On Patrol for assistance with traffic on Halloween. The Board and Members also discussed placing orange cones up at the end of each cul-de-sac at 5:00 pm on Halloween to cut down on the amount of traffic coming through.

**New Business:**

Board unanimously voted to accept the resignation of Crystal Ryland from the Woodbridge Homeowners' Association Board of Directors.

Tara Wehmeyer was nominated by Bertram Parker as a replacement for Crystal Ryland and was seconded by Michael Havard. Tara Wehmeyer was unanimously voted to replace Crystal Ryland on the Board of Directors.

Randy Ryland resigned from the Architectural and Landscaping Committee. Bertram Parker motioned to accept Randy's resignation and Michael Havard seconded. The Board unanimously voted to accept Randy's resignation.

MaLisa Hampton presented the Board and Members with the financial information for the Woodbridge Homeowners' Association. She discussed the status of where the HOA is regarding the current checking account balance and the amount of money needed to pay the monthly bills through the end of 2017.

After looking at the financial situation, the Board voted to change the due date for the 2018 HOA dues from March 31, 2018 to January 31, 2018. Bertram Parker motioned to move the due date and Michael

Havard seconded the motion. The board then unanimously voted to set the due date of the 2018 HOA dues to January 31, 2018.

The Board discussed sending out statements to all homeowner's showing balances transferred from Spectrum, any payments made since Spectrum, and their current balances. To let all homeowners' know exactly where they stand and what they may still owe. The Board requested for these statements to go out by November 1, 2017.

The Board voted to waive all \$20 administrative fees carried over from Spectrum if accounts are paid in full by December 31, 2017. Bertram Parker motioned to vote to waive \$20 administrative fees if accounts are paid in full by December 31, 2017 and Michael Havard seconded the motion. The board voted unanimously to waive all \$20 administrative fees if accounts are paid in full by December 31, 2017.

The Board discussed hiring Charles Bradford as the attorney to represent the Homeowners' Association after January 1, 2018 to pursue posting liens and foreclosures for all homeowners' accounts not paid in full by December 31, 2017. Bertram Parker motioned to vote to hire Charles Bradford after January 1, 2018 and Michael Havard seconded the motion. The board unanimously voted to hire Charles Bradford after January 1, 2018 to pursue all delinquent accounts.

The Board discussed forming a Collections Committee to work on getting all delinquent homeowners current. Due to privacy issues, the Board voted that the members of the committee should only be the members of the Board of Directors. Bertram Parker motioned to have the Collections Committee consist of only members of the Board of Directors. Michael Havard seconded the motion. The board unanimously voted to have the Collections Committee consist of the Board of Directors.

The Board discussed future special assessments. The Board voted to not assess any new special assessments at this time, but to revisit this issue after January 31, 2018. Bertram Parker motioned to vote for no new assessments at this time but to revisit the issue after January 31, 2018. Michael Havard seconded the motion. The Board unanimously voted for no new special assessments at this time but to revisit the issue after January 31, 2018.

The Board then dismissed the members of the association and went into a closed session to discuss private information.

The meeting was adjourned at 8:37 pm.