

**MINUTES OF MEETING OF BOARD OF DIRECTORS OF
WOODBIDGE HOMEOWNERS' ASSOCIATION, INC.**

DATE AND LOCATION:

A meeting of the board of directors of Woodbridge Homeowners' Association, Inc. was held at 1990 FM389, Brenham, Texas 77833, on July 31, 2017, at 6:00 p.m..

DIRECTORS PRESENT/QUORUM:

The directors present at the meeting were Alvin Thompson, Bertram Parker, Kevin Turnbull, Michael Havard, and Crystal Ryland..

There being a quorum present, the meeting was called to order by Alvin Thompson, President at 6:06 p.m.

OLD BUSINESS:

The minutes of the previous board of directors meeting were read to those present, and there being no objections, corrections, or modifications offered, the minutes were approved.

FINANCIAL COMMITTEE REPORT:

The Financial Committee reported on the balance of Association funds and recommended instituting a one-time special assessment to cover the expenses of the Association.

The Financial Committee reported on the balance of past due assessments and failed collection efforts. The Committee recommended that the Association hire an attorney to record lien notices and foreclose the Association's liens in order to collect past due assessments.

The Financial Committee reported that the \$250 assessment recommended by Spectrum has been refunded to all homeowners who paid such assessment.

ARCHITECTURAL COMMITTEE:

The Architectural Committee reported on the status of the common areas.

BYLAWS COMMITTEE:

The Bylaws Committee reported on the status of the amendments to the Bylaws and Deed Restrictions.

Minutes of Meeting of Board of Directors

Minutes of the HOA Board Meeting 11/15/17

Board Members Present

Tara Wehmeyer

Michael Havard

Kevin Turnbull

Bertram Parker

MaLisa Hampton- Joined Meeting at 6:16 P.M.

Meeting was called to order at 5:50 P.M.. Quorum established.

No Old Business

New Business:

Past Due Balances brought forward from Spectrum Mailed 11/14/17

Discussion of Employment Vacancies with Hampton Management

-Kaci is no longer employed with MaLisa

-Janice is operating as MaLisa's secretary

When MaLisa joined the meeting, a discussion took place as to whether MaLisa wished to continue operating with our neighborhood or if her contract needed to be discontinued. She wished to continue her contract.

In regards to moving forward with legal action for accounts in need of this, would we still use Charles Bradford. Charles Bradford was called and we will still use his services. He informed us of the next steps for properties needing these steps.

Steps to update accounts on the Hampton Management Account were explained by MaLisa.

Meeting was adjourned at 7:22 P.M.

JP B.  3-27-18