**Brenham Woodbridge Homeowners Association, Inc.**

**2025 ANNUAL Meeting Agenda**

**MARCH 18, 2025**

Pursuant to Article III, Section I of the Bylaws of the Brenham Woodbridge Homeowners’ Association, Inc. an Annual Meeting of the membership is duly called and will be held on **Monday, March 18th, 6:00 pm at the Cul-De-Sac located on the east side of Cobble Gate Drive. Please bring a chair and a drink. This is an ANNUAL HOA Meeting. Homeowners are invited and encouraged to participate in all aspects of the meeting.**

**With ­­­4 Board Members present and 9 total members present plus proxys (See Sign in Sheet), a quorum of the Board and Membership was established and the meeting started at 6:50.**

* **Old Business**
	+ **Treasurer’s Report / Review Financials**
	+ **Review Budget**
	+ **Committee Reports**
	+ **Progress and Future Goals**
* **New Business**
1. **Election of Board Members**
	* Nominate Board Members
		+ Chuck Meritt
		+ Michael Havard
		+ Tara Wehmeyer
		+ Alvin Thompson
		+ Victoria Morgan
	* Voting
		+ Unanimous votes for previous board to remain
	* Collect Proxys
	* Count votes, announce Board Members
	* Sign Ballot Count Form
2. **Board Members appoint officers**
	* **Chuck Meritt – Pres**
	* **Michael Havard – V-pres**
	* **Tara Wehmeyer – Secretary**
	* **Alvin Thompson – Board Member**
	* **Victoria Morgan - Treasurer**
3. **Question and Answer**
	* Open question and answer time
4. **Committees**
	* Architectural
		+ Report and renew members
	* Landscaping and Erosion
		+ Gene’s Services will no longer bush hog. Sarch for a bush hog service
		+ Remove dead shrubbery (from freeze of 2020) and replace.
	* Financial
		+ Budget 2025 – MaLisa Present – MaLisa Presented the idea to have the Annual Dues to be Due January 1 and Late February 1 of each year. Chuck made a motion to approve, Tara Seconded the motion, the vote was unanimous.
		+ Increase Late Fees – Chuck made a motion for the late fee to be raised to 10% per annum, Michael Seconded the motion. The vote was unanimous.
		+ Fines for Violations – Fines for Violations were discussed and it was decided to table the charge for violations until further notice.
	* Available Balance – 12/31/2024 $33,205.93. Of this amount, $20,373.05 was prepayments of 2025 Dues, leaving $12,832.88 as the true Balance Remaining EOY
	* Profit and Loss Statement
	* End of Year Reports
		+ Property Tax Paid
		+ 1120 H IRS Return completed
		+ 1099-NEC Reports
		+ Franchise Tax Report completed
		+ D&O Insurance paid
	* Liability Insurance paid
	* Discuss Dues Increase/Status Quo/Assessment
		+ Discuss moving payment of Annual Dues to January 1 each year – Voted and approved
		+ According to Budget and Financials where are we? – EOY true balance $$12,832.88 Expected Income/Expense per 2025 budget is between $2703 Positive and $203 Positive cash flow.
		+ Major Projects needing Capital Expenditure
		+ Drainage and Retention Ponds
		+ If Dues Increase - How Much – No increase
		+ If Assessment – How Much – No Assessment
	* Vote
5. Future projects and Goals Discussion from owners

Dismissed Owners to go into closed session

Time:\_\_\_\_\_\_\_\_\_\_\_\_\_7.32\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Go to closed session

 Time\_\_\_\_\_\_\_\_\_7.23\_\_\_\_\_\_\_\_\_\_\_\_-

CLOSED SESSION

Discuss delinquent accounts – discussed No Voting took Place. Motion to End Closed Session Tara - Second Vicki - Closed 7:44

Open Session: 7:44

Tara Moved to close Annual Meeting, Vicki Seconded

Meeting Adjourned: 7:45