**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