

**Estates of Wedgewood Falls HOA  
Meeting Minutes of the Board of Director's Meeting  
May 3, 2023**

**DIRECTORS PRESENT:**

Dan Harris – President  
Taylor Parker – Treasurer  
Dena Williams – Member at Large

**MEMBERS PRESENT:**

8 Owners

**IMC:**

Kerrie Stone – Association Manager

**EXECUTIVE SESSION - QUORUM & CALL TO ORDER:**

With Quorum established, the meeting was called to Order by D. Harris at 5:40 P.M.

- a. Deed Violations: 19 violations have been cured and closed.
- b. Collections: D. Harris made a motion to hire The Fowler Law Firm. T. Parker seconds the motion, and it carries. D. Harris makes a motion to send all delinquent accounts to the Attorney for a Demand letter, on 6/5/23 (60 days after the date of the 209 letter). T. Parker seconds the motion, and it carries.  
Delinquent accounts are as follows:  
EWWF18070, EWWF17918, EWWF18132, EWWF18093, EWWF17970, EWWF17952,  
EWWF17837, EWWF18051, EWWF18011
- c. Woods Estates Easement: The Board is exploring options to possibly beautify this area where mowing will no longer be an issue. This is being tabled until bids are received on beautification options.

**ADJOURN EXECUTIVE SESSION:**

A Motion was made to adjourn at 6:04 P.M. Motion seconded and carries.

**OPEN SESSION CALL TO ORDER:**

D. Harris called the meeting to order at 6:09 P.M.  
D. Harris introduced the Board members and IMC. Each owner introduced themselves.

**SUMMARY OF EXECUTIVE SESSION:**

D. Harris provided a summary of the Executive Session meeting and decisions.

**RATIFICATION OF MEETING MINUTES:**

D. Harris made a motion to ratify the October 13, 2022, meeting minutes. D. Williams seconds the motion, and it carries.

**TREASURER'S REPORT:**

- a. Financials: T. Parker reviewed Financials. D. Harris made a motion to approve the Financials as presented. D. Williams seconds the motion, and it carries.
- b. Annual Budget: T. Parker reviewed the 2023 Annual Budget. D. Williams made a motion to approve the Budget as presented. D. Harris seconds the motion, and it carries.

**OLD BUSINESS:**

CC&R's: The Board will hold a Workshop to review the CC&R's, for revisions to remove Developer verbiage.

**NEW BUSINESS:**

Speed Bumps – K. Stone will contact the City of Conroe on requirements to add speed bumps.

**OPEN FORUM:**

Easement mowing  
Falcon Way easement  
Speeding

**ADJOURN:**

T. Parker made a motion to adjourn at 7:03 P.M. D. Williams seconds the motion, and it carries.