

**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.