WOODCREST HOMEOWNER ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

September 8, 2021 Amended 9/8/2022

Present were board members Mary Lou Bruce, Naomi (Cissy) Johnson, Paula Doucet, Darryl McNair and Gary Gawer.

1. Meeting called to order by Mary Lou Bruce at 6:04 p.m.
2. A motion made by Gary Gawer to install Sandra Borrego as a new board member to hold office until next annual meeting was seconded by Cissy Johnson and approved by majority vote.
3. A motion was made by Gary to elect Mary Lou as President to fill unexpired term, seconded by Sandra. Majority vote approved.
4. A motion was made by Mar Lou to fill the Vice President’s opening and seconded by Gary.
5. Paula Doucet was nominated by Mary Lou and seconded by Cissy to be the new V.P. and was elected by a majority vote.
6. Minutes of the 4/28/2021 Board were read. Motion by Paula Doucet to accept with corrections was seconded by Mary Lou. Majority vote approved.
7. Treasurer’s report.
8. Budget sheet was presented showing August ending total income and expenditures versus budget. WHOA as of 8/31/2021 has available funds of $13,964.91 with a bank balance of $13,855.46.
9. The delinquency report of 8/31/2021 was discussed.
10. A motion was made by Gary Gawer to accept the lawyer’s document fee up to $700.00 for 2021 Texas State Certificate was seconded by Paula. Majority vote approved.
11. Motion made by Mary Lou to accept the Treasurer’s report was seconded by Cissy. Majority vote approved.

OLD BUSINESS

1. A motion was made by Paula to accept the 2021 contract for services by BGS Lawn & More. Seconded by Gary and a majority vote approved.
2. Progress report on current projects:
3. A total of eighteen front light fixtures were replaced.
4. City sidewalk partial replacement was completed by Capitol Construction at a cost of $10,240.00.
5. Shrubs that were damaged by frost and died along with prior losses have been replaced by BCS and the black mulch contract has been completed. Mulch was $1,649.16.
6. A motion was made to accept Capitol Construction Services for the completion of “City” sidewalks repairs by Gary and seconded by Cissy. After discussion and suggestions for contract revision, majority approved.
7. Touch up painting and replacement of 4 sets of street numbers were completed at a cost of $350.00.
8. The filling of holes has received one bid. Bidding will continue.
9. A motion was made by Paula to get a bid from BCS for control of fire ants. Seconded by Sandra and approved.
10. Front Solar Screen Plan was tabled.
11. A discussion was held on 2022 projects.
12. Bids are to be requested for needed tree maintenance at 4012,14 and 4132.
13. A motion was made after short discussion to table indefinitely the lawyer review of WHOA documents.

NEW BUSINESS

1. Future discussion of division of WHOA and owner responsibilities is to be held at next meeting.
2. Next meeting to be held in December.
3. Motion was made to adjourn meeting by Paula and seconded by Cissy. Majority approved.
4. Meeting was closed at 8:12 p.m.