

WILDEWOOD OWNERS ASSOCIATION, INC.  
P. O. BOX 415  
CHANDLER, TX 75758  
March 11, 2017  
MINUTES

Board Members present: Greg Rosato, Tom Wine, Chuck Sage, Diane Deckert, Ray Hensley

1. The meeting was called to order by Greg Rosato.
2. The invocation was given by Chuck Sage.
3. The Pledge of Allegiance was given to the United States Flag.
4. Greg Rosato introduced Sheriff Botie Hillhouse  
Sheriff Hillhouse discussed the crime in Wildewood. They have seen a recent increase in crime, especially someone breaking into houses and vehicles. He asked the owners about their concerns. Diane Deckert asked about what we call "drug houses". She explained we don't see the actual drug activity but rumors go around about the subject. The Sheriff said we should call and report the addresses so they can watch them for drug traffic. Tom Wine asked what is their response time? He answered that it was 18 minutes. Tom Wine asked if the Sheriff's office serves liens. Sheriff explained it depends on the attorney. Chuck Sage asked if they help with the Neighborhood Watch program. He answered, yes. He also explained that the WOA owners can help by being his eyes and ears and take notes. He advised everyone to call the sheriff's office if they suspect anything.
5. A motion to accept the minutes for the January 14, 2017 meeting was made by Tom Wine. Second by Chuck Sage. All approved.
6. A motion to approve the Financial Statements for January 1 – January 31, 2017 and February 1 – 28, 2017 was made by Diane Deckert. Second by (could not hear the tape). All approved.

7. COMMITTEE REPORTS

A. ARCHITECTURAL CONTROL – Chuck Sage

Chuck said he had met with the fire marshal a couple of times and fire marshal did write some tickets. Concerning the burned out house. The owner has torn down the structure but there is still a lot to do. Jane Wheeler asked if it does any good for the fire marshal to write tickets. Chuck said the fire marshal will keep writing tickets and eventually they will have to pay the ticket or end up in jail. Senna Hudgins asked how many citations were issued. Chuck answered six.

Chuck said we need people to mow. The ditch by the swimming pool needs attention. He said he does not mind helping with mowing but he won't do it by himself.

James Dale brought up a concern about the house at the corner of Indianola and Vista Circle. He is working with the Environmental department because the Indianola/Vista Circle houses' septic is coming into his yard. He said that every time he looks over at the other house, there is a hose run down into their septic system. He said the bottom line is, too many people are living in that house. He said there is an old bus in the back yard and a silver Buick has been sitting in the driveway for about a month that hasn't moved and there is a wooden trailer with a bunch of junk all over the place.

Senna Hudgins said there is a mother, dad, their daughter and granddaughter, another lady and her 3 kids living there. That makes 8 people and Wildewood is for single family dwellings. And, some of them are living in the motor home.

Tape ran out – nothing recorded on other side - some details are not available.

B. POOL AND PLAYGROUND – Greg Rosato

C. NEIGHBORHOOD WATCH - Joni Schroeder

D. CARDS – No need for this committee since Cece Brotton mails welcome packet to new owners.

E. COMMUNITY CENTER – Chuck Sage

F. WEBSITE – Greg Rosato

## 9. OLD BUSINESS

A. “No Dumping Signs” for behind the Community Center. Chuck Sage said we have the signs and he will install them.

B. Diane Deckert gave an update on the RV/Camper violations. Since Glenda McClure on Springwood Cr. was not at the meeting to report her progress on her situation, Diane suggested we send a second letter, which is outlined in the Bylaws/Restrictions. She also said a second letter needs to be sent to Nikki Martin on Winterwood Cr. Senna Hudgins asked if a letter could also be sent to the owners of the house at Indianola and Vista Circle.

## 10. NEW BUSINESS

A. Tom Wine asked that Joni Schroeder be nominated for WOA Board to replace Belinda Tompkins. A motion was made and second. All approved.

B. Tom Wine asked if the invoice for \$70.00 for our membership for the Greater Lake Palestine Council should be approved for payment. His recommendation was that we not keep the membership because Orville was part of the GLPC. Diane Deckert said she thought it would be a good idea to keep the membership because it could be a good source of information while meeting with members of other HOAs. A motion was made to keep the membership and a second was made. All approved.

C. Mowing. Tom Wine said that Guy Sanders has volunteered to mow some of the areas. Diane Deckert asked about the other areas and who will do it when Guy is out driving his truck. Tom explained that Guy's wife will mow when he can't do it. Chuck Sage said he would help but not do it alone. Diane said she had gotten a quote for \$400.00 per month, and that covers all the areas that need to be mowed. Diane made a motion that the \$400.00 per month for mowing be approved. Chuck Sage said he could get a quote from someone else to see if the \$400.00 was a good price. Chuck made a motion to table the mowing decision until later. Seconded. Approved.

(A new tape was inserted into the recorder)

D. Diane Deckert talked about needing volunteers for the Wildewood Cleanup Day, which is scheduled for Saturday, March 25<sup>th</sup>. She said she had already place some flyers about the cleanup on houses and would finish with the flyers this weekend. She explained that Chandler will be holding their Great American Cleanup Day on Saturday, April 1, from 8:00 am – 12:00 noon. After the Wildewood cleanup, we will be able to take large items to the dumpsters at River Park. Diane said 2 lots had been chosen: 121 Wildewood and the one behind it on Big Bend. Depending on the number of volunteers, it might be possible to do both lots. Dan Brotton reminded everyone that you cannot move things from one lot and burn it on another lot.

Seena Hudgins asked about the first single wide as you enter Wildewood because a tree was down and it looks bad. There was a discussion about the property not being abandoned because the owner's pay their WOA fees and taxes. A letter needs to be sent to the owners, notifying them to clean the property. Dan Brotton said in the past when this owner was contacted, they either cleaned up the lot, or WOA cleaned it and they paid for that cost. Greg Rosota suggested we take pictures of the property and send it with the letter.

- E. Cece Brotton reported the results of the December 2016 Newsletter Questionnaire. She explained the questionnaire asked owners how they would like to see their maintenance fees used. She received 26 responses. The #1 thing people commented on was abandoned properties. Mowing and cleaning culverts was the second thing. Three people said the pool was their bottom priority. Some people even said to fill in the pool. Nine people wanted mowing. Out of the 26 responses no one volunteered to help with anything.
- F. Greg Rosoto said we need to appoint a Nomination Committee for 2017 WOA Board Annual Election. He explained we need this by the first of May in order to get the ballots mailed out. Ray Hensley volunteered and Chuck Sage said he would help. Greg explained that 3 seats will become available on the board, his seat, Tom Wines and Jennifer Shaffer. He also explained this committee will be responsible for getting the names for the ballots, make up a ballot and mail them out to owners. Tom Wine made a motion for Ray Hensley be appointed to the Nomination Committee. Second by Diane Deckert. All approved.

#### 11. Open Discussion

- A. Jane Wheeler asked who the young man was sitting at the board table. She was referring to Ray Hensley.
- B. Dan Brotton talked about in the past the WOA had 7-8 people on Architectural Control Committee. They would make a list of violators and send out letters. The violators were told to clean up their property or the WOA would do it and they would have to pay for the cleanup. He suggested we have a committee to coordinate volunteers in an effort to get work done. Greg Rosato said once we get enough people involved maybe we can have someone volunteer for this committee.
- C. Diane Deckert asked what happened about the liability insurance because the policy payment is due in May. She said she thought Tom Wine was working on getting a quote from a new insurance company. Tom said the company he was trying to work with is United States Liability Insurance Company. They are working with another HOA the size of WOA. The other HOA is paying \$1748.00 per year for a policy with a top end of \$500,000. The WOA policy has a top end of \$1 million. Dan Brotton suggested that maybe we should go down on our top end. Greg Rosoto made the comment there really isn't much difference between \$500,000 and \$1 Million top end and we need to shop that out. He explained that being with the same company too long, they seem to go up each year and going with a new company might cost less.
- D. Chuck Sage made a motion to adjourn the meeting. Second by Tom Wine. All approved.