

WILDEWOOD OWNERS ASSOCIATION, INC.
P.O. BOX 415
CHANDLER, TEXAS 75758
OCTOBER 8, 2016
MINUTES

Board Members present: Greg Rosato, Tom Wine, Belinda Tompkins, and Chuck Sage

1. The meeting was called to order at 11:10 AM
2. The invocation was given by Chuck Sage
3. The Pledge of Allegiance was given to the United States flag.
4. A motion was made to accept the resignations of Coy Moore and Jim Hedrick by Tom Wine, second by Chuck Sage. All approved.
5. Greg Rosato said applications were received through the WOA website for open positions on the Board by Ray Hensley and Diane Deckert. A motion was made by Chuck Sage, second by Belinda Tompkins to accept Ray Hensley and Diane Deckert as Wildewood Owners Association Board members. All approved.
6. A motion was made by Tom Wine to accept the Minutes for the August 6, 2016 monthly Meeting, second was made by Belinda Tompkins. All approved.
7. A motion was made to accept the Financial Statement for August 1, 2016 – August 31, 2016 and the Financial Statement for September 1, 2016 – September 30, 2016 by Chuck Sage, second by Tom Wine. All approved.
8. Committee Reports:
 - A. ARCHITECTURAL CONTROL - Chuck Sage- Seena Hudgins asked about the status on the property list she had given to Jennifer Shafer and had anything been done yet. Chuck Sage asked her to give him the list, he had not seen it, and he would look into all the properties listed. More volunteers are needed. Ray Hensley volunteered to be on the Architectural Control Committee.
 - B. POOL AND PLAYGROUND – Tom Wine reported the pool is being serviced by a professional pool service. The service charges will need to be figured into the 2017 Budget. The pool service is to give Wildewood a quote for 2017, complete with service and chemicals.
 - C. NEIGHBORHOOD WATCH – Volunteers needed.
 - D. CARDS – Belinda Tompkins – Belinda asked for a budget for a Welcome Gift for new owners. Greg Rosato made a motion to approve a \$25.00 budget, second by Diane Deckert. All approved.
 - E. NEWSLETTER – Tom Wine, Belinda Tompkins, Cece Brotton will be working on doing a digital Newsletter. All properties owners are encouraged to submit their email addresses so everyone will receive a Newsletter. There is a place also on the meeting sign-in sheet.
 - F. COMMUNITY CENTER – Chuck Sage –There was a huge about of crickets in the Community Center but has it under control now. There are 2 reservations for Community Center rentals.
 - G. WEBSITE – Greg Rosato – Greg stated that the www.wildewoodliving.com website is the only Board approved authorized site for the Wildewood Owners Association, Inc. Contacts have been added to the site. All comments, questions, requests, complaints, etc. should be submitted on the WOA website www.wildewoodliving.com OR emailed to wildewood.board@yahoo.com In the future the Wildewood Owners Association Newsletter will be sent via email to all property owners and also posted on the www.wildewoodliving.com website.
9. OLD BUSINESS:
 - A. Chuck Sage said he had made a personal offer to help the owner of the burnt property by the pool to help clean it up. And some work has been done, however, the person that provided the trailer to haul trash the first time, is not willing to use his trailer again. And Chuck is having difficulty with cooperation and communication from the owner.
10. NEW BUSINESS:
 - A. Greg Rosato said that Wildewood owns only 3 resalable lots, Block 8, Lots 59, 60, 61. He suggested w WOA Board get a drive by appraisal from a couple of realtors, so the Board could have an idea of a sale price.

- B. Greg Rosato suggested the Wildewood Owners Association Monthly meeting be changed to the second Saturday of each month at 11:00 AM. Chuck Sage made a motion to approve this change, second by Tom Wine. All Approved.

Gary Landers, Attorney for the Wildewood Owners Association, Inc. was present and was introduced to the Board and property owners. The Board then called an Executive Session so Gary Landers could address the Board in private. He said he would then talk with the property owners present.

-Gary Landers, Attorney for the Wildewood Owners Association explained and discussed:

The suit settled around the first of the year, was settled and agreed by all parties. The detail of the settlement, both parties agreed, was to be kept confidential. Parties discussing, be involved in or reading the settlement would be in violation of the order. The Board was allowed to know the details of the settlement but it could not be published with property owners.

He stated contrary to the rumors that have been spread, the Wildewood Owners Maintenance Fees are valid, legal and are due. The Maintenance Fees go with the land owed in Wildewood, as stated in the Bylaws. He said he had been given some delinquent property owner accounts and would be handling collection of these properties. He would first attempt to contact the property owner for payment. If unsuccessful he would file a lien on the delinquent property. Also, as an example, if someone pays \$32.00 and their Maintenance Fees are more, he will still file a lien on the property until the full amount is paid. All property owners are responsible for paying Maintenance Fees for their property and encourage everyone to do so. The Maintenance Fees are \$7.00/Mo/Lot, payable \$84.00 per year per Lot, due January 1st yearly.

Jim Hedrick asked, even if the property owner feels the Association is not doing their job in keeping the amenities useable. Mr. Landers said "yes" the Maintenance Fees go with the land and are separate from the amenities.

There was discussion concerning Lot #88, on Block 8 which Jennifer and Roy Shafer were verbally purchasing from the WOA, there are differences in a Contract, costs, etc. It was decided that Mr. Landers would draw up the appropriate papers to give Jennifer and Roy Shafer to finalize the sale. He said he could do the papers before the next meeting in November. It was also offered by the Board to refund the \$100.00, if Jennifer & Roy wanted.

Patricia Armstrong with property on Wildewood Drive asked the WOA Board for help with the property next to her that were advertising and selling dogs. WOA Bylaws state a business cannot be conducted from property in the Wildewood Owners Association. This condition has created concern for safety, unfit conditions and violation of the WOA Bylaws. Gary Landers said he could help with this issue and would offer his advice. Chuck Sage asked for her address and they would look into the situation. He spoke of another property having dog problems resulting in court & fines.

11. Greg Rosato made a motion to adjourn the meeting, second by Chuck Sage. All approved.