

**Minutes of the Regular Meeting of
The Board of Directors of
Woodridge Community Association, Inc.
Thursday August 8, 2019, 6:30 PM**

The regular meeting of the Board of Directors of the Woodridge Community Association, Inc., A Texas nonprofit corporation (the "Association") was held at the Gutierrez residence, located at 5818 Woodridge Oaks, San Antonio, TX 78249.

Executive session – The President called the executive session to order at 6:02pm and confirmed that quorum was met.

Attendance: Board members –Dorothy Clark, Ken Talley, Waylon Binkley, Rick Gutierrez, Suzi Mills, Ken Piland, Manager

Absent: Gail Tabor

Visitors: Debbie Thomas, resident

The delinquent accounts were discussed. The Manager, via email, provided an updated status of accounts.

- Discussed delinquent accounts
- Status of violations. The deferred violations are being addressed and pursued by the HOA attorney
- Other violations discussed to address and follow-up
- Established dates for Board budget workshops for August, September and October
- Discussed changed to pool card termination fees assessed by Diamond Association Management Company

Executive session was adjourned at 6:40pm

General session - the President called the general session meeting to order at 6:41pm.

The July, 2019 minutes were reviewed and approved, excepting revisions:

- Board member Tabor was absent vs present
- Fall yard sale is the second Saturday in October. vs. the first Saturday

Financials - July, 2019 financials were reviewed and approved. Discussion noted a budget variance. Currently running under budget

Items to be ratified:

Motion made, seconded and approved to ratify the following:

Renewal of insurance policy with Scarborough-Medlin

Committee Reports:

- Architectural Control: No update
- Feral Cat: No update
- Garage Sale: Date is set for the second Saturday in October. October 12th
- Landscape: Irrigation system appears not to be working. Best Landscapes is not providing adequate service even after repeated calls and requests for service. Legal demand letter voted on and approved in new business.
- National Night Out: No update
- Nominating committee: No update

- Pool Committee: The water quality is being monitored by Mario. Kiddie pool chlorine levels are not stabilized. Repairs are being arranged. The gate for the kiddie pool has been repaired, but closing spring requires adjustment to operate properly. Still issues with residents and visitors consuming alcohol at the pool. The main pool gate is not functioning properly, swipe card system malfunctions periodically and gate system is not programmed to secure gate at 9pm, prohibiting access after hours. **Ken Piland, manager will get this fixed**
- Welcome Committee: 6 new residents for June & July. Jaymi Binkley, Chair is updating the welcome packet information. Samples coming soon.
- Prue Rd Expansion Project: No update.
- Citizens on Patrol: Chris Larger, Committee member reporting after attending the May 18th coffee with the Captain of the Prue substation:
 - On those winter and spring car break-ins, the Captain said the gang/group responsible were known and were being tracked by the police and they had arrested a couple of them. He said as of May this particular group had probably moved on to other parts of the city.
 - Ford 250 and other big trucks are still a choice target for thieves in the area.
 - The officers had good things to say about Uber and Lyft reducing the number of drunk drivers out there in the Northwest area.
 - The Captain said his biggest day to day concerns are the domestic violence incidents and child endangerment situations. These are the situations that the top SAPD brass are looking very closely. If there is a death or major injury in one of these cases the first thing headquarters want to know is “have police officers been called out previously to this family/residence”.
 - Met Connie Stallings the President of The Northwest Neighborhoods against Crime. Didn't really know about this group which is the non-profit , 503c umbrella organization for the Prue C.O.P program. Upcoming C.O.P. training classes are September 26th and November 14th.
- 4th of July - No update.

Unfinished Business:

- Mulch in the playground area behind the pool
 - Reviewed bids received by Ken Talley. Will seek an additional bid by Craig Vestal. Board would like to proceed with the work including installation once final bids are received and should be on the agenda for the September, 2019 meeting.

New Business & Actions:

- Legal demand letter for Best Landscapes to perform service per their SOW - motion made and approved. - **Ken Piland will provide notice to Mr. Thurman, Attorney for Woodridge**
- Main pool gate is not locking at 9pm as per scheduled hours. **Ken Piland will check into this and ensure the system is properly set.**
- Landscape changes required for submission to ACC for approval - clarification from the Woodridge attorney that all landscape (including softscapes) are required for approval by the Architectural Control Committee (ACC). **Rick Gutierrez will contact the ACC to share this information.**
- **Ken Piland will seek a quote** from Woodridge attorney to update and review Woodridge Covenants and share with the Board. This should be reviewed and discussed at the September, 2020 Board Meeting

Regular session and meeting adjourned at 8:13pm

Waylon Binkley, Secretary