

Westminster Glen Homeowners Association, Inc.
2018 Annual Meeting Minutes
River Place Country Club
Thursday, October 25, 2018

1. Introductions:

The Board Members in attendance were Linda Salomon, Erin Burgess, Jody Branson, Belinda Gallagher, & Sandra Schmitt. The Goodwin Management, Association Manager, Karen Vaughn was also in attendance.

2. Roll Call/Certifying of Proxies

The meeting was called to order by Linda Salomon, President at 6:35 p.m. It was established a quorum had not been met by the owners represented in person or by proxy. Per the Bylaws governing Westminster Glen, the Association may adjourn the meeting to reduce quorum requirements. It was decided instead of calling the meeting to order and then adjourning several times to meet quorum, the board would proceed with the meeting, with the residents in attendance and the proxies that were obtained.

3. Proof of Notice of Meeting

Karen Vaughn certified that the meeting notice was sent to residents.

4. Approval of 2017 Annual Meeting Minutes

Paula made a motion to approve the minutes as written. Sherry 2nd the motion. All in favor and the minutes were approved.

5. Directors Report and Updates

- a. Per the request of Linda Salomon, Board President, Tony Iglesias neighborhood representative for WMG to CONA (Coalition of Neighborhood Representatives), gave an update to the residents present. There are a few projects that are big and happening currently.
 - Camelback, 145 acres along the lake off North 360 will most likely be developed by Jonathan Coon, Developer. His interest are the same as WMG and he wants to live on the property himself. He is presently working on zoning of the property. It went in front of the City Council last week. One week from today, Reading 2 & 3 combined will be held, which is an opportunity for anyone to speak for or against the project. There are nine neighborhoods in the area in support of the project. The Developer plans to donate ½ of the lakefront property to the city for a 26 area park. He is for dark skies and solar energy.
 - About 10 acres along FM 2222 & the S.E. Corner of 360, there is a 5 story hotel projected. CONA is undecided on this project. It is currently under 1984

regulations and under its 3rd extension to present a plan to the City. It has to have a plan approved by November 26th.

- Bridgepoint was planned to be 300,000 sq. ft. of apartments, but is planned to be 40% smaller as a senior living project.
 - If residents want to find out more about CONA and projects, they can go to 2222cona.org. There will be a banner at the top of the page, go to projects, and there will be a description of these projects listed. Talk to Tony if you are interested in being involved with CONA. Big thank you to Tony from the neighborhood for his time each month.
- b. Tom Lebsack is chair of the Architectural Review Committee and the Website/Communications Committee. Linda noted the ACC has a really fast turn-around. The Committee is only responsible for exterior projects. They typically see about 40 request per year. They have a list of projects, if residents want to see it. In the last five years, it has not taken more than 5 days to get projects approved. Tom helped with the rear monument project.
- c. Belinda from the Garden Committee noted the rear monument was complete. They are working on the No Soliciting Sign and the sidewalk project. Sandra did the design work on the sign. The front entrance may need some landscaping change out, due to the excessive rain. New color is being planted this week. Jody, Belinda and their team have put a lot of work themselves into the community landscaping. Belinda has been working with Linda on the sidewalk. It will be on the south side of WMG Street. Construction will begin next year. Right now it is with the Consulting Firm. There will be a meeting with the Consulting Firm and the County. When a date is established, all residents are encouraged to come and give their input.
- d. Linda thanked the Board members for all they have done throughout the year. Sandra, has also attended zoning meetings related to the sidewalk. Erin as attended sidewalk and zoning meetings at the city. She has also helped with the neighborhood social items. Jody, the Board Treasurer has attended sidewalk meetings, zoning and planning, and environmental meetings. She is trained and does Fire-wise assessments for the community. She has attended the TXDOT meetings on the 360 improvements. She established the Neighborhood Constable Program and oversees it. She also has attended the City Council meetings. Linda also thanked the residents who have attend the City Council meetings to represent the neighborhood.
- e. Serena is hosting the Halloween Party. She has 35 RSVP's so far. It is potluck with pizza and BYOB. Costumes are optional. A reminder will be put on Next Door. Also, the Holiday Party is scheduled for Wednesday, November 28th. Volunteers are needed. The exact room at the Country Club is undetermined at the current time. The first Pekeno night was held and there were 16 to 18 in attendance. The Board would like to sponsor this once a quarter. Sherry volunteered to be in charge of the next one in January.

- f. Jody gave the Constable's Report and noted the budget was increased for the project. Currently the budget is \$12,000 a year. It was noted that private security is much more expensive and they won't give a ticket to violators. The Constables also allow the HOA to set their hours. The Constables make 6 to 7 stops every shift. The biggest problem is residents not abiding by the school bus laws, as well as speeding through the neighborhood. There is a problem with teenage drivers being disrespectful. The Constables have met with some of the parents. There is also a problem with residents rolling through stop signs. If you notice residents violating the law, you can call 311 and ask to be transferred to the Constable's office.

6. Property Manager's Report

Karen Vaughn, Property Manager, reviewed the report. The report includes the areas the Property Manager is responsible for, including all contractors and ensuring they have the proper liability insurance, and compliance drivers (who drive the property every two weeks).

Karen explained the financial report to the residents and noted it shows the cash on hand the HOA has available. If residents want to see a copy of the financials, they can contact Karen for a copy.

7. Election of Board Members

Residents were asked if there were any nominations from the floor for the two Board Members positions open.

Linda Salomon and Erin Burgess are the two positions open and they both would like to stay on the Board for another two year term.

There were no additional names from the floor, who wanted to run for election, so by acclamation, Linda and Erin were elected to another two year term.

8. New/Unfinished Business

There were no questions from residents.

9. Adjournment

A motion was made by Tom to adjourn the meeting. Brad 2nd the motion. All were in favor and the meeting adjourned at 7:50 p.m.