

THE PARK AT WOODLAND OAKS OWNERS ASSOCIATION, Inc.

Annual Meeting Minutes

April 4, 2017

The annual meeting of the general membership of the Park at Woodland Oaks Owners Association, a Texas nonprofit corporation (the "Association"), was held at 798 Schertz Parkway, Schertz, Texas 78154, pursuant to call by the Board of Directors of the Association.

Director's Present: Edward Fair, Elizabeth Mays, Richard Tuley and Sandra Stahl

Directors Absent: DJ Martin, Sammie Ellis and David Spidle

Also Present: Tabitha Clark, Community Manager with Spectrum Association Management.

- A. **GUEST SPEAKERS:** Doug Ledbetter, Public Works Manager with City of Schertz addressed concerns with the community. The Homeowners raised questions in regards to streetlights, speeding, neighbor concerns and lighting needed at the park area. Officer Lafitte, Special Projects Officer with Schertz Police Department addressed safety concerns and crime items with the community. Jesse Hamilton, Environmental Health Manager with City of Schertz addressed his role and ability to assist with community concerns as well.
- B. **CALL TO ORDER:** Ms. Clark called the meeting to order at 6:45pm.
- C. **PROOF OF NOTICE:** Notice was mailed to the general membership and mailing was presented.
- D. **QUORUM:** The bylaws require 10% of the general membership be present in person or by proxy to constitute a quorum. **With 26 members in person or by proxy, the quorum requirement was met.**
- E. **INTRODUCTIONS:** Tabitha Clark introduced the current Board Members as well as herself as the Community Manager with Spectrum Association Management. She also announced Ms. Katie Faulk as the HOA Attorney present for the meeting as well.
- F. **APPROVAL OF 2015 and 2016 ANNUAL MEETING MINUTES:** Minutes were reviewed by the Membership. Homeowner George Mott made a motion to approve and Anthony Dublin made a second motion. All members were in favor of approving the minutes as written.
- G. **FINANCIAL REVIEW:** Mrs. Clark went over the income and expenses so far this year.

H. BUSINESS REVIEW & UPCOMING COMMUNITY EVENTS:

- Contract change to Spectrum Lite
- Board Approved Rental of Storage Unit
- Yard of the Month (April-August)
- Easter Egg Hunt- April 8, 2017
- Spring/Fall Garage Sales- First Saturday in May and October going forward
- National Night Out (October 3, 2017)
- Christmas Holiday Décor Contest

I. ELECTION OF BOARD MEMBERS

- The Board of Directors consists of seven (7) members on the Board.
 - Four (4) positions with a three (3) year term each were up for election on the Board of Directors.
- 1. Introduction of candidates:** Sandra Stahl and Elizabeth Mays introduced themselves and requested community vote for re-election. David Spidle and Sammie Ellis were also up for re-election but were not present at the meeting to address the community. Victoria Readnour and Bobby Jones were new candidates listed on the ballot for the Board of Directors and introduced themselves to the community as well.
 - 2. Nominations from the floor:** There were not any nominations from the floor.
 - 3. Voting:** The ballot consisted of 6 candidates for the Board of Directors and 4 positions were open. Ms. Clark requested two volunteers to assist with the ballot count there were not related to the candidates. Catherine Patzak and Elizabeth Denner assisted with the ballot count and the tabulation totals determined that Elizabeth Mays, Sandra Stahl, Victoria Readnour and Bobby Jones have been elected to serve on the Board of Directors.

J. OPEN FORUM: The members brought the following concerns which were addressed by the Board, the HOA Attorney as well as Tabitha Clark from Spectrum Association Management.

-AIR BNB AND SHORT TERM RENTALS: Homeowners addressed concerns and asked if the HOA allows short-term rentals. Ms. Faulk with Allen, Stein and Durbin law office addressed the community and made them aware that this is an ongoing issue within the state of Texas. She advised the governing documents for the association prohibit business being run of our homes and advised that personal and private matters could not be addressed to Homeowners. The community was advised that the Board has the ability to send files to the attorney but those matters could not be addressed due to privacy laws as well.

K. ADJOURNMENT: The meeting was adjourned at 7:53 pm