

Woodedge Village Community Improvement Association

Monthly Meeting Minutes

17 March 2016

Meeting was called to order by President Mark Smith at 7:01pm.

- Bob Kimball from Emerald Forest Utility District was in attendance. His job is to promote the "Water Smart Program". Currently there is a surcharge on the water bill. This surcharge is to cover costs of converting the district to surface water from sub-surface sources; currently Emerald Forest is at 30% conversion. Water lines are being laid from I-45 West to the water processor to Emerald Forest. Emerald Forest will be on surface water within 5 years. The sources of the water will be Lake Conroe, Lake Livingston, Lake Houston and others.
- The Homeowners Association was formed in 1976. There are 387 homes in the subdivision
- The Board is in the process of compiling the budget, after it has been completed it will be posted on the website. As the Board year progresses and funds are received and disbursed the updated budget will be posted on the website approximately 1 week prior to the meeting.
- The attorney has advised us there is a court date scheduled for the week of 21 March 2016 for the homeowner in arrears on the Homeowners Dues. As payments are made, the current fees due, plus penalties will be put into Operating Funds, with the balance to be set aside to fund future suites. Lien will be filed by 1 May 2016; legal fees will be in excess of \$600.00
- Louedd will be widened to 4 lanes. There is a drawing from the precinct on the website, but those drawings do not agree with the original drawings from 1972 when the subdivision was established. Mark Smith will meet with the precinct within the next two weeks to discuss the discrepancies. All residents bordering Louedd have until February 2017 to move their fences if the fences are located on the easement.
- There is approximately \$2,500.00 in the playground fund. The equipment will be inspected; if a piece cannot be fixed for a reasonable amount, for the safety of all, that piece will be removed.
- The Board is meeting with someone who will take over the Deed Restriction Committee. A Template letter will be composed which will include an area to insert a picture of the issue on the property, a statement of the issue, and the section of the Covenants, Conditions and Restriction that is being violated. The homeowner will have 15 days from the date of the letter to resolve the issue; followed by a fine of \$25.00 per day for 10 days; followed by the Attorney's Letter, which will add another \$125.00 to the fines.

Meeting was adjourned by President Mark Smith at 8:00pm

Respectfully submitted,

Grace E. Pary
2016 Secretary