

Wedgewood Property Owners Association

PO Box 1958

Conroe, Texas 77304

February 22, 2016

Minutes: Annual WPOA Meeting

The Annual WPOA meeting was held at the Chesmar model home 3522 Woods Estates Dr, Conroe, TX in the Estates of Wedgewood Falls on Monday, February 22, 2016 at 7:00PM

The meeting was called to order by President Scott Mrosko. The WPOA officers were introduced as:

President: Scott Mrosko

Vice President: Mike Davis

Treasurer: Dawn Daniecki

Secretary: Jim Howard

Architectural Control: Scott Mrosko

Scott thanked Chesmar homes for allowing the WPOA to use their model home for the meeting and for providing refreshments for the meeting. Chesmar homes has been very supportive of the WPOA in helping to support the cost of maintaining the sprinkler system and helping to pay for the water to maintain the median.

The minutes for the 2015 Annual meeting were introduced by the Secretary, Jim Howard. A time for review of those minutes was allowed. There were no questions concerning the minutes and a motion to accept the minutes as presented was made by Mike Davis, seconded by Francine Howard. The motion passed on a voice vote, there were no objections.

Jim Howard (acting Treasurer) then offered the Treasurer's Report for 2015. The income and the expenses were reviewed for the year with emphasis on the different expenses. The Treasurer's report was then offered for approval. The motion was made to accept the Treasurer's Report, seconded and the motion passed on a voice vote.

VP Mike Davis, then offered for the home owner's information that the City of Conroe has a very active code enforcement department when it comes to enforcing the City Codes inside the city limits of Conroe. If ever there is a problem concerning the City Codes the residents were encouraged to contact the code enforcement department for help.

President Scott Mrosko then offered his report concerning the development of land along Longmire, Hwy 105 and 3083. George from Chesmar homes then offered some information concerning development by Chesmar in the Estates of The Falls of Wedgewood. He said there were less than 40 lots left for development in the Estates of the Falls of Wedgewood. Of the 30 lots sold to Ryland homes for development in the Falls of Wedgewood, only 5 remained in their inventory. Chesmar was going to offer homes in the greater than 300k price range for the remaining lots to be built on. These new homes were to resemble the ones recently completed in West Fork.

The widening of Longmire was introduced by Gary Day and a short discussion ensued.

Scott Mrosko then offered the need to develop a comprehensive report on the curbs in Wedgewood that needed to be repaired or replaced. That report would be presented to the city for their completion of the work. The shifting soil in Wedgewood offered a challenge to maintaining the streets and curbs in our area.

Scott Mrosko then introduced the subject of Christmas decorations under “old business”. One of the residents recalled that the home owners had previously approved an amount to be spent on Christmas decorations and that once the planned decorations were in place, the cost of maintaining those decorations would diminish over the useful life of the decorations.

Leaning light poles were mentioned and that one street light was out. It was pointed out that those things belong to the City of Conroe and that the City should be contacted to correct those problems.

Dawn Daniecki, the current Treasurer, mentioned the positive effects of using the “Nextdoor Community” as a means of communicating inside and outside our neighborhood and would look into forwarding the “Nextdoor” community information to be sent out in an email for all the neighborhood to use.

Old Business discussion involved the Golf Course and its future. The Parks Planning Board has been made aware of the desire to add the golf course to the current Conroe Parks system. The residents of Wedgewood and the surrounding area need to keep the course before the City Council to encourage them to act on adding the course to the Parks system.

A resident offered that we needed to stay on top of the Planning Commission’s procedures to make sure we were included if and when any effort was made to re-plat the course for any other use than as a golf course.

It was emphasized that we needed keep an eye on the course and any activity that may be detrimental to the course and the neighborhood. Dumping, destructive activity and abuse needed to be called into the city and bank when possible. There has been observed an increase in Police Patrols in the neighborhood to help corral any illegal and mischievous activity. We need to thank the Conroe Police Department for they help in this area.

The annual Wedgewood wide Garage Sale was set for October 8, 2016.

New Business: It was believed that Longmire was due for widening, although it was not known if the widening was to be to 4 lanes or simply adding a turning lane where needed.

The meeting was then opened for any questions. There were none.

The slate of existing officers was offered for consideration and discussion. Those officers being: Scott Mrosko for President, Mike Davis for Vice President, Dawn Daniecki for Treasurer, Jim Howard for Secretary and Scott Mrosko to continue as Architectural Control, since he was familiar with the sprinkler system. A motion was made by Mike Davis to accept the slate of officers as offered, the motion was seconded by Mark Grayless and passed on a voice vote. There were no objections.

A motion was made to close the meeting, it was seconded and the meeting was closed on a voice vote.

Respectfully submitted this 22 day of February, 2016.