

Wedgewood Property Owners Association

PO Box 1958

Conroe, Texas 77301

February 21, 2017

2017 Wedgewood Property Owners Association Annual Meeting Minutes

1. At 7:00PM on February 21, 2017, in the Chesmar Model Home at 3515 Falcon Way, Conroe, Texas, Scott Mrosko, President of the Wedgewood Property Owners Association (WPOA) called the meeting to order. He then introduced the WPOA Board of Directors for 2016, who were all present except for the Vice President, Mr. Mike Davis, who was absent due to a business commitment. He also told the attendees that Mike Davis would not be running for re-election as Vice President of the Association. After many years of service as a board member Mr. Davis decided he should not run again.

Scott Mrosko then thanked Chesmar Homes for their financial support for the WPOA and for the use of their model home for our annual meeting. Scott then asked that each family present to introduce themselves and tell what section they lived in. It was determined that a quorum from Section One were present and that there were families from almost all the other sections of Wedgewood.

Scott then explained where all the many different sections inside Wedgewood were located and how desirable it would be to have one association to represent all the sections inside the Wedgewood subdivision. Only two sections of the eight different sections inside Wedgewood have an active home owners association and this sometimes leads to duplication of efforts and a failure to have one voice when it comes to dealing with entities outside of the subdivision. Some of our different sections have as many as 78 homes and some have as little as two homes that make up that one section.

2. President Mrosko then introduced Jim Howard, Secretary of the WPOA who presented the minutes of the 2016 Annual Meeting. A motion was made by David Teas to accept the minutes as presented. The motion was seconded by Ginger Stapleton.
3. The President then introduced Dawn Daniecki, the Treasurer for the WPOA who presented the Treasurer's Report for 2016. Dawn also presented how much voluntary participations the WPOA received from the other sections of Wedgewood in 2016. Of special note was the 60% voluntary participation rate that was received by the WPOA, from the Forest of Wedgewood. Many of these families have been voluntary participants for several years. Without the voluntary participation from the other sections in Wedgewood, the WPOA would not be able to maintain the common areas that are enjoyed by all the residents of Wedgewood and their guests. A motion was made by Francine Howard to accept the Treasurer's Report for 2016 as presented. The motion was seconded by Shannon Mrosko.
4. President Scott Mrosko, who is also Chairman of the Architectural Control Committee for the WPOA, then presented the Architectural Control Committee's report for 2016. Scott thanked

Mr. David Teas for his expert help in planning, purchase, planting and irrigation of the trees that were added to the common area, along the Wedgewood Boulevard median in 2016. These trees were to replace many of the trees that have been lost due to their age, drought and other factors as well as adding trees that will give some canopy and color to the median area throughout the year, and for years to come. Scott then discussed the planning, purchasing, planting and irrigating that took place. The WPOA purchased the trees and the City of Conroe helped with planting some of the trees and helped set up the irrigation for those new trees. The WPOA then paid for planting the rest of the trees as well as for the water to get these trees started and established. The WPOA continues to pay for the upkeep of the common areas (mowing, watering, trimming, mulching and flowers) as well as the lighting and maintenance for the entrance sign into Wedgewood off Longmire Road. Mr. Teas reported that the new trees seemed to be doing well and once their established condition could be determined, perhaps the T-post supports could be removed within the next several months.

A question was asked concerning the logs that were left standing and lying around the pond area on Woods Estates Dr. Scott stated that he was in touch with the bank concerning those logs and they should be taken care of shortly.

Scott then discussed the watering for the common areas and that the Committee was looking after controlling as much of that cost as possible by only running the irrigation system when it is absolutely necessary in order to maintain the grass, shrubs, flowers and trees. Thankfully, we have realized some much needed savings in that area due to the rain we enjoyed recently.

5. President Scott Mrosko then presented the President's Report for 2016 and plans for 2017. He mentioned the new gas station, a Citgo station that was being added at the corner of Highland Hollow Drive and Highway 105. He then discussed the light pole repair/replacements that were completed on 2016 and all those problems were taken care of in 2016.

Scott then introduced Dawn Danecki who discussed the usefulness of the "Wedgewood North" website. It is a site only for the residents/neighborhoods in our area and once a resident relocates, they have to resign from the website and their name is removed. It is a great way to see what is going on in the different areas and a great way to pass information. This website is not to be confused with the email addresses maintained by the WPOA, which is used on an occasional basis to provide pertinent information that is of concern to the residents of Wedgewood. These email addresses are not shared. Dawn even pointed out that a map of the area as well as the names and addresses in the area are available on the "Next Door" website.

Scott then discussed the "Golf Course" and the plans the bank had to donate several of the holes (part of hole 3, holes 4, 5, 6, 13, 15 16 & 17) to the City of Conroe for open spaces to be kept as open spaces by the city and for the residents of Wedgewood to enjoy. It was emphasized that the donated holes were to be maintained, not as a golf course but just as they are today, open green spaces with grass, tree canopies, golf cart trails and ponds. Holes 1, 2 & 18 were to being looked at as buffer areas for a possible assisted living and medical care facility

to be built on the old driving range. The remaining holes were to be sold for development. He also said that the bank has taken a very pro-resident stance when it comes to preserving the open spaces near the current residents and for the use by future residents on the remaining portion of the golf course.

A question was asked about the possibility of the current golf course lots being expanded some to help make up for the loss in value with the closing of the course. Scott responded that it would take all the residents on the golf course/green areas being involved in such a decision for that to work. While value was being lost due to the course closure, hopefully the preservation of the green space will help to moderate some of those losses.

Scott then asked that all the residents to show care in preserving the open spaces for all to enjoy and that the City of Conroe hoped to preserve the open spaces as they are today. He then expressed his and the WPOA's appreciation for the support the WPOA has received from all the sections of Wedgewood, the City of Conroe, Stewart Bul and Plains Capital bank as they work for a satisfactory solution for all concerned.

6. Old Business: The President then moved the meeting to old business as he thanked Bruce and Dawn Daniecki for purchasing and displaying the Christmas decorations at the entry to Wedgewood. The Daniecki's used their own funds for those decorations that were enjoyed by all the residents of Wedgewood, their guests and anyone who happened to see them as they traveled down Longmire. We appreciate their generosity in sharing their decorations and for the work they did in setting up and taking down the display.
7. New Business: Under new business, the President, with input from the members, then set the Annual Garage Sale date as October 7, 2017, the first Saturday in October. There was some discussion about the possibility of a second Wedgewood wide garage sale during the year and there were no objections, however a date was not determined and it was left to be determined if there was a enough desire and support for a second sale.
8. The President then opened the meeting for questions anyone may have. There were none so he moved to election of WPOA Officers for 2017. It was noted that all current officers, with the exception of the Vice President's position, were willing to serve another year in their current capacity and Mr. David Teas, a longtime resident of Wedgewood had agreed to run for the open position of Vice President. The meeting was then opened for nominations from the floor for the Board of Directors. There were no other nominations from the floor. A motion was made by Francine Howard to close the nominations and that the current slate of officers along with Mr. Teas for Vice President be accepted by acclamation. There was a second by Shannon Mrosko and the motion passed on a voice vote. The slate of officers for 2017 are: Scott Mrosko, President; David Teas, Vice President; Dawn Daniecki, Treasurer; Jim Howard, Secretary and Scott Mrosko, Chairman of the Architectural Control Committee. There were no dissenting votes.

9. A motion was then made and seconded to adjourn the meeting. The meeting was adjourned.

Respectfully Submitted,

Secretary, Wedgewood Property Owners Association