

Wedgewood Property Owners Association

PO Box 1958

Conroe, Texas 77301

February 22, 2018

2018 Wedgewood Property Owners Association Annual Meeting Minutes

At 6:30 PM on February 22, 2018, 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 2017.

Scott then thanked the members for their presence at the meeting and Chesmar Homes for their support for the WPOA and for allowing the WPOA to have their annual meeting in their model home.

He then turned the meeting over to the WPOA Secretary, Jim Howard, who introduced the Minutes of the 2017 Annual Meeting for consideration and discussion. There were no comments, corrections or discussion and Scott asked for a motion to accept the minutes for the 2017 WPOA Annual Meeting. Mr. David Teas made the motion to accept the minutes as presented and Dawn Daniecki seconded the motion. The motion passed on a voice vote.

Scott then introduced Mrs. Dawn Daniecki, Treasurer for the WPOA, who presented the WPOA Financial Report (Income and Expenses) for 2017. Some comments/questions followed such as where did the money come from and how it was spent. It was explained that our funds come from the residents in Section I, volunteer members from the other sections that do not have an organized association, Section IV who helps pay for watering of the common area (median) and some from Chesmar Homes on behalf of the new residents in the Estates of Wedgewood Falls. Scott then explained that most of our dues are spent watering the common area (esplanade on Wedgewood Blvd.), mowing and trimming the common areas (esplanade on Wedgewood Blvd. and two islands in the Forest of Wedgewood). There are no paid employees in the WPOA, all the officers in the WPOA are volunteers.

A motion was made by Shannon Mrosko to accept the treasurer's report. The motion was seconded and the report was accepted.

WPOA Vice President David Teas then discussed the trees that were purchased and planted with the WPOA funds. He said the trees were doing well and should be budding out soon. It was then explained that the City had agreed to plant the trees on the City's property (Wedgewood Blvd esplanade) that were purchased by the WPOA. During the process, some other subdivision complained that the city was planting trees on the Wedgewood esplanade (City property) and the city then decided that they would not finish planting the trees purchased by the WPOA. The WPOA then had to pay to have the remaining trees planted on the City's property.

Scott then discussed some of the development occurring in and around Wedgewood, the possible widening of Longmire, the moving of the utilities on Longmire and the planned curb and guttered Longmire that will result. There were also plans to put in an extra wide sidewalk along Longmire for the citizens to use.

Scott then told about the bank selling the course club house and that there were plans were to renovate the club house into an upscale steak house restaurant.

He then explained that the old driving range and the area behind (North side) the office building on Hwy 105, were owned by a local area resident who has a great reputation for first class development. He also said this same resident was interested in possibly using holes 1, 2 & 18 for development. He then mentioned that the entrance and exit into that area would be to Loop 3083 and Hwy 105 and not through Woods Estates Drive.

He also reported that the bank, who owns the golf course has plans to donate about acres of the course (holes 3, 4, 5, 6, 16 & 17) out of the course to the City of Conroe for green space. The bank would then plan to sell the remaining portion of the course for development. The entry and exit out of the newly developed area would be at the west end of Wedgewood Blvd and alongside hole #6 and the old club house parking lot.

The bank also plans to provide a buffer/green space area (about to the middle of the fairways) behind the homes that exist on the remaining parts of the golf course. That would be those golf course homes that are not on holes 3, 4, 5, 6, 16, 17, which would provide a wide buffer/green space behind the homes in Section IV, the Estates of Wedgewood Falls and Highland Hollow. The various sections of Wedgewood and the Estates of Wedgewood Falls would work with the City of Conroe in how best to maintain those greens spaces.

Scott then took questions concerning Longmire Rd and the development between League Line Rd, Egypt and 830. The concern was that the traffic generated from that area be directed to League Line and 830 rather than Longmire Rd. It is also of concern that 3083 be widened to handle the traffic that is being generated between IH45 and Hwy 105.

Old Business:

Scott thanked Dawn and Bruce Daniecki again for the Christmas decorations at the entrance to Wedgewood. This was the second year that Dawn and Bruce provided the Christmas decorations for Wedgewood.

The annual Garage Sale was set for the 1st Saturday in October. Section IV will be contacted about possibly sponsoring a Garage Sale in the Spring of 2018.

New Business:

The City of Conroe was to be contacted about the pot hole(s) at the entrance to Wedgewood at Longmire.

The WPOA will look into changing the “Declarations of Covenants and Restrictions of Golf Course Properties” to the “Wedgewood Green Space Properties Covenants and Restrictions”.

The meeting was then opened for questions and/or comments. A discussion of City Ordinances ensued.

The nomination and election of officers for 2018 was opened. There were no nominations from the floor. Jim Howard, current Secretary for the WPOA made a request for a replacement to complete the 2018 year. No volunteers or nominations were received. A motion was made by Mr. Cafferty to elect the current Board of Directors for 2018. A second was made by Mrs. Shannon Mrosko. The motion was passed on a voice vote.

The meeting was adjourned at 7:40 PM.

Respectfully Submitted,

James W. Howard
Secretary: Wedgewood Property Associaton