

# Wedgewood Property Owners Association

PO Box 1958

Conroe, Texas 77301

February 19, 2019

## 2019 Wedgewood Property Owners Association Meeting Minutes

At 6:30 pm on February 19, 2019, in the Cedar Lodge Restaurant and Event Center at 5454 Hwy 105, Conroe, Texas, 77304, Scott Mrosko, President of the Wedgewood Property Owners Association (WOPA) called the meeting to order. He then introduced the Visitors from the city of Conroe including Mayor Toby Powell, Judge Mike Davis, Jason Miller with City Parks, and Lauren Arnold with Public Works. He also introduced Debbie Fisher, WPOA President from another section of Wedgewood.

Scott also thanked the home owners for their attendance and support and to the Cedar Lodge for allowing the meeting in their facility. He then turned over the meeting to mayor Powell to provide information and answer home owners questions about the donation of several holes on the golf course to the City of Conroe.

The city of Conroe has taken on holes 2, 3, 4, 5, 6, 16, and 17. These all circle section 1 and provide access to the pond at hole 6 and space for egress to allow the city to get into the area for maintenance. The water well by the pond is included in the city acquisition. The city of Conroe will mow and maintain the trails, but have no other plans at this time due to current year budget constraints. All these holes will be designated as green space. The mayor would like a group of residents to interact with the city to develop any future plans such as planting more trees, etc. The mayor envisions this green space going back to natural state. Scott related that the green space will not be using the golf course irrigation system which is out of date and not functional.

One resident stated that there are drainage problems around the 16<sup>th</sup> hole. The mayor said the city will do what it can to help. The mayor wants all the green space to be something the residents can enjoy and be proud of. The green space is now public land and available to anyone who wants to walk the trails. However, the space will not be advertised as a park and there are currently no plans for anything like playground equipment.

One resident asked questions about the old restroom on the golf course. Jason Miller from public works reported that the restroom is not part of the areas the city owns. He wants to hear from residents about any concerns or ideas regarding the green space that the city does

own. He suggested that someone contact the owner of the plot with the restroom and discuss taking it down. Jason provided his email address as [jamiller@cityofconroe.org](mailto:jamiller@cityofconroe.org). His phone number is 936-522-3885.

Next Scott introduced Curtis Lindsey, a dirt contractor and real estate developer who lives in Teaswood. He has acquired 26.8 acres which includes the previous driving range and golfing holes 1 and 18. He is acquiring HUD funding and other investment funding to put in an assisted living facility that will include up to 41 memory care beds. There will also be duplexes and professional offices. He showed pictures of the proposed facility that will be called Worthington Manor. He plans to put in two lakes and beautiful grounds around the facility so residents can get out and enjoy the outdoors. Curtis expects to have closed on all financing by May 2019. The land he will own backs up to where Wood Estates dead ends. A gate will be put at that spot. The facility will bring numerous jobs to this area.

One resident asked if Scott will get all this information out to the residents. Scott said, "Yes, through the minutes."

Next Scott called for the business meeting for Wedgewood, Section 1. Scott recognized Jim Howard, board secretary, for his service to the board for many years. Jim has asked that someone else take over his position. Since Jim was not present for the meeting, Scott asked David Teas to present the minutes from the last meeting and call for approval. Mike Davis made a motion to approve the minutes. Mike Sally seconded the motion and all voted to approve.

Scott called on Dawn Daniecke, treasurer, to give the financial report. She stated the dues notices will be coming out soon and will stay at \$75. The budget is in good shape for now, but may need to go up at some point in the future to cover water fees especially for the esplanade which needs a revamp of the irrigation system. Some residents suggested raising the fees. Scott stated that he greatly appreciates other sections that help us out because we could not maintain at current fee level without their help. The treasure report was voted on and approved.

Next Scott gave an architectural control report and president's report. He stated that we have to change some wording in our charter to say "green space" instead of "golf course". Jim Howard is working on this. Scott thanked David Teas for his work with tree planting and maintenance on the boulevard. Scott also thanked the city of Conroe for curb and street repairs. He reported that the Longmire road widening will include gutters, and drainage, curbs and a walk path.

Scott stated that there is no old business so the meeting will turn to new business and the floor was open for questions. There has been some concern about garbage cans being visible from

the street. Residents were encouraged to follow the rules and keep garbage cans hidden on days they are not to be picked up. There is not enough staff for the board to monitor and enforce this rule. One resident reported having a solicitor after dark. She was advised to call the city if this happens. Another resident stated lawn crews are throwing leaves in the gutters. Scott again advised calling the city to report. The new garage sale date was set for Saturday, October 5, 2019.

Scott then called for nominations and approval for the 2019 board. Scott nominated Shanna Scott as secretary to replace Jim Howard. A motion was made and seconded and all voted to accept Shanna. Then Brad Worthy asked to be a candidate for the architectural control position. A motion was made and seconded and all voted to accept Brad. All other current officers are willing to continue. A motion was made to vote all by acclamation. The motion was seconded and all voted in the positive with a voice vote.

The meeting was adjourned at 8:00 pm.