

Wedgewood Property Owners Association – Section 1

P.O. Box 1958

Conroe, Texas 77301

February 18, 2020

2020 WPOA Section 1 Meeting Minutes

The meeting was called to order at 6:30pm at Vernon's Kuntry Katfish Meeting room by Scott Mrosko, President of WPOA. He introduced the board of directors as changes were made mid-year: Susan Romero, treasurer; Mary Jo Gillam, secretary and Brad Worthy, architectural control. Vice President is vacant at this time. He expressed what a great asset, David Teas had been to the board and community to Mrs. Teas.

Scott also thanked Vernon's Katfish for meeting facility and the home owners for their attendance. He then introduced our guest, Mr. Curtis Lindsey, owner of Lindsey Commercial Properties, to provide an update on development that will be built on part of golf course property he owns. He has joined with Spectra Properties and an investment group from Zurich, Switzerland for the development of Worthington Manor, an assisted living property, that will be developed on 28 acres. This consists of the following holes from the old golf course (holes 1,2,3,18 and driving range). He stated he cannot bring the golf course back to what it was but he would do his best to protect the property values by leaving buffers and lakes behind existing properties on the golf course. He states this will mainly affect Highland Hollow homes. He did state that future development would be Independent Living cottages (approx. 83 lots) that will be on the back of the property but this is a concept at this time. He stated the main entrance will be off Hwy 105 with an emergency/fire entrance thru one of the Highland Hollow dead-end streets. It will be a 2-story facility with 121 beds and 40 of those for memory care. It will employ approximately 90 people. They closed on the property on 2/13/2020 so construction will begin shortly. He stated Spectra Properties is developing 25 of these types of properties and Conroe will be the first one.

One resident asked a question of security of Wedgewood regarding development. Mr. Lindsey answered that at this time there will only be one entrance which will be on Hwy 105.

Scott thanked Mr. Lindsey for coming to provide information on development and also for looking out for our community interest.

Mary Jo Gillam, secretary, presented the minutes from our 2019 meeting and the 2 mid-year board meetings to the home owners. Mike Saly made a motion to approve the minutes and Jim Howard seconded the motion and all voted to approve.

Susan Romero, treasurer, presented the financial report. She stated the dues will remain \$75.00 and notices will be coming out soon. She explained water costs have increased this past year and were about \$1500.00 higher this year. We also spent \$6780.00 on sprinkler upgrades/repairs, landscape plants and pressure cleaning of front entrance sign. Scott also expressed appreciation and thanks to other sections of Wedgewood for helping with costs of maintaining entrance and esplanade. Section 4 does contribute for water and maintenance of esplanade and the new section contributes \$4000.00

per year to assist with maintenance. Scott expressed that water costs are increasing so may need to look at this in future. He also stated that the meter is a water only and we do not pay sewage.

Question from resident regarding the insurance expenses on financial report. Susan explained this is for our HOA liability insurance we are required to have. Another question was asked if we help with any cost of green space maintenance. Scott answered that the greenspace is maintained by the City of Conroe. A motion was made by Mike Davis to approve the financial report and Chris Pfeiffer seconded the motion and all voted to approve.

Brad Worthy, architectural control, gave update on the new water lines and sprinkler heads that were updated to help maintain the esplanade along with new plantings and cleaning of front entrance. Brad stated one homeowner has approached him regarding exterior changes but nothing has been submitted in writing at this time. Scott did want to remind everyone that any exterior changes to be made to your home needs to go thru board approval. Brad talked about the Longmire Road expansion and that drainage will be directed toward Royal Dalton underground to pond. A question was brought up by Brad if city was going to work on erosion control. Scott stated he called the city engineer with the concern of water being diverted to behind the homes of Royal Dalton. The engineer states the city is aware and they will be enhancing and re-doing this drainage to improve. Scott stated he will stay on top of this with the city.

Scott then presented President's report: He stated the lots adjacent to golf course/green space continue with the same restrictions in regards to fencing guidelines and setbacks. He expressed the board is voluntary and we appreciate and want feedback from neighbors if they see anything going on in the neighborhood. He states we have had some solicitors in neighborhood. Solicitors are required to have permit from the city according to Judge Mike Davis. Scott stated the city has been coming out each year in Jan and Feb to repair curbs/streets and several curbs were recently repaired. He discussed the Longmire expansion and states a sidewalk is going in on the opposite side from neighborhood entrance.

Scott stated that the golf course sections are still for sale and the bank has had no serious offers. He stated the city will only allow single family homes to be developed on the remaining land.

Scott wanted to remind residents on leaving garbage cans visible from street and that they should only go out the evening before pick up and then removed from street the day of pickup. One resident stated that some senior residents have their garbage cans on drive in order for the city to assist them with trash pick up and that is why some may be on the driveway.

Question was asked if the garbage can rule was a subdivision rule or city rule? Judge Mike Davis said it was a city rule but was changed that they don't have to be hidden.

Reminder to be cognizant of trailers in driveways and cars parked on streets for extended periods along with keeping property maintained and lawns mowed.

Scott states someone was driving on golf course recently and causing damage to lawn. Judge Mike Davis states most vandalism usually occurs during Christmas break and the first 2 weeks that school releases.

Annual Garage Sale is set for October 3, 2020. We will advertise and send emails out to remind everyone.

One resident asked about address painting on curb and if this could be looked into to see if the neighborhood could get a discount. Judge Mike Davis, resident, states that per city code homes should have visible house number.

One resident asked about political signs and if anyone has an issue with length of time signs are up. He expressed it would be nice to limit the length of signs being up. Other resident suggested everyone be cognizant of signs and remove them as soon as elections are over.

Another resident asked if back entrance signs could be pressure cleaned. Scott states he will look into this but the issue is no water access. The front entrance one was done using a resident's water line that they agreed to allow.

Another resident expressed that the city is doing a good job of mowing the greenspace. Scott states he spoke with city about possible maintenance of concrete paths to help level some out that are uneven. He states the city said they would look into this.

Question was asked if the city could string cable to block south entrance of greenspace off Wellsley to keep vehicles off grassy area. Scott states the city was looking at putting more barriers up but no time line when this will occur.

Scott nominated Jon Baldwin to fill Vice President position. Other officers volunteered to remain in their position.

Judge Mike Davis moved to approve all board positions for the 2020 year and the positions were voted in.

President: Scott Mrosko

Vice President: Jon Baldwin

Treasurer: Susan Romero

Secretary: Mary Jo Gillam

Architectural Control: Brad Worthy