

Section 1

The meeting was called to order by Scott Mrosko, President of WPOA at 6:30pm.

The meeting minutes from 2020 were read by Mary Jo Gillam and a motion was made to accept the minutes by Mr. Saly and seconded by Mr. Pfeiffer.

The treasurer's report was presented by Susan Romero. We received a total of \$19,974.36 in payments which include annual fees from Section 1, monies received from other sections and transfer fees from sale of properties. Our expenses were \$13,841.99 which includes utilities (water, electricity) and landscape maintenance (mowing, sprinkler repairs for front esplanade). We have a net difference of \$6,132.37 this year. Our current bank balance is \$24,912.60. However, the last 2 years we have been in the negative due to cost of maintenance on esplanade. Our dues will stay at \$75.00 per year. The annual statement will be mailed out on 2/26/2021 with due date of 3/31/2021. A motion was made by Mr. Saly to approve the treasurer's report and it was seconded by Mr. Pfeiffer.

Brad Worthy discussed Architectural Control in neighborhood. We have several new residents this past year move into our neighborhood. The realtors are not informing new residents of our covenants so if anyone sees anything outside of our covenants, please contact a board member so we can meet with the resident to discuss. The bench that was installed on esplanade in honor of David Teas, a long time resident, who passed away last year was donated and installed by Ed and Robin Bartholet. We appreciate and thank them for installing this in honor of David who served as VP on board for a WPOA Section 1.

Scott Mrosko presented President's report that the City of Conroe was great to work with in regards to putting the esplanade back in order after Longmire road construction. The city replanted the grass that died during the construction due to sprinkler being affected as well as repaired the sprinkler in that area. We will be replanting some items this coming spring on esplanade and continue to repair the sprinkler system as needed. In the future, the sprinkler system may need a total replacement. Scott also helps conserve water usage by manually turning the sprinkler on and off instead of putting on timer and this helps with our water bill. Water is a huge expense!

Scott also reported that several curbs and street repairs have been done by the City. If anyone notices, curbs that need repair, let him or one of board members know and we will reach out to city for repairs.

The walking path (old cart path) on our green space (old golf course) are being addressed by the city to even out some of the sidewalks that have raised up to help alleviate trip hazards.

The remaining part of old Golf course on the northside from pond was purchased by Daryl Grinds. Scott remains in contact with the City of Conroe to ensure the best interest of our neighborhood. The city assured Scott that nothing detrimental will be allowed. At this time, we do not know what the plans are for this parcel of land. Curtis Lindsey bought the last parcel on south side behind the Wedgewood building on Hwy 105. He is also completing the Skilled Nursing Facility that is being constructed behind the old clubhouse that is Ogden Power Sports currently. It is slated to open in summer of 2021.

With the widening of Longmire, the city did place utility conduit during construction for a stop light at Wedgewood Blvd. There is a strong possibility of a stop light being placed here in the future due to increase in traffic on Longmire Road.

We want to recognize that we appreciate the financial support we receive from the other sections as well as the sections not formed who live within our neighborhood boundaries. This financial support helps with maintenance of our entrance. The entrance is a huge area and the trees are beautiful! Let us all continue to support our neighborhood by paying our annual dues.

Reminder on trash cans, please remember to pick up trash cans from curb after trash pick up each week as well as keeping them out of site as possible.

Special/Big trash pickup is monthly on the 3<sup>rd</sup> Wednesday of each month. Call the City at 936-522-3000 to inform them of your address so they will go by to pick up items. The list of approved items is on the City of Conroe website.

Annual Garage Sale for neighborhood is scheduled for October 2, 2021 from 8-2pm. Signs will be posted at neighborhood's entrances and on the Next door app.

No major crime issues have been reported. Please be vigilant in watching out for our neighborhood and green space. Green space (walking trail) issues can be reported to City of Conroe at 936-522-3000. There is noted to be a sink hole developing behind green space off Wellington and we will report to city.

Nomination and election of officers were presented and current officers agreed to stay in current position for another year, Scott Mrosko, president; Brad Worthy, Architectural control; Susan Romero, treasurer; Mary Jo Gillam, secretary. Randy Stephens was nominated for the vacant Vice President position. A motion was made by Mr. Saly and seconded by Mr. Pfeiffer to keep current board officers and approve Randy Stephens for VP.

The meeting was adjourned at 7:30pm.