

## **WPOA Section 1 Annual HOA Meeting**

February 22, 2022

The meeting was called to order at 6:30pm by Scott Mrosko, President of WPOA. Scott welcomed everyone for coming out to attend and introduced, Harry Hardman, guest speaker and fellow neighbor, who is running for Conroe City Council Position 3.

Mr. Hardman spoke on the importance of the upcoming city election on May 7, 2022 for our city. Conroe is one of the fastest growing cities in our country at this time. Mr. Hardman is the current President of Lonestar Groundwater Conservation District. The LSGWCD is in legal fight over water rates with the SJRA for fee reductions and more transparency from SJRA. Mr. Hardman is a conservative and wants to represent the people of Conroe as someone who knows about our water issues, develop a reward program for developers who want to build on larger lots and preserve trees. He wants to represent the entire of city of Conroe and look out for the citizen's best interests. Our current city council voted and passed ordinances for narrow streets and lots in the last 2 years and many citizens were not aware of this.

The past meeting minutes from 2021 were reviewed by Mary Jo Gillam and motion was made to accept the minutes by Mike Saly and Chris Pfeiffer.

The treasurer's report was presented by Susan Romero. We received a total of \$13,493.50 in annual dues (Sec1), monies from other sections and transfer fees from the sale of properties. Our expenses last year totaled \$16,803.89. Expenses included utilities, landscape maintenance (mowing/sprinkler repair) and administrative fees (bank, HOA insurance, administrative supplies, website fees and legal fees). Our net difference was -\$3,310.39. Our carry over balance was \$24,912.69 so our current carry over balance is \$21,602.23. A motion was made by John Peyton and seconded by Mike Saly to accept the treasurer's report.

Scott Mrosko discussed that the main cost is maintenance of esplanade was mowing and higher water costs plus sprinkler system repairs due to damage from freeze last year. We also incurred legal fees for filing of updated HOA Management Certificates and the Legislative Policies in Compliance with Texas Property Code that are required by State of Texas now as well as a neighborhood website that allows a full disclosure of our neighborhood. Our website is [wedgewoodpropertyownersassociationinc.com](http://wedgewoodpropertyownersassociationinc.com). WPOA Section 1 is the original section with the burden of the maintenance, but Section 4 and the Estates of Wedgewood Falls have active HOA's and contribute to the upkeep of esplanade. Sections 2, 5, 6 and 7 have bylaws but no active HOA. Section 3 has no bylaws or active HOA. We send letters out to each homeowner in the sections with no HOA to ask for participation in maintenance and upkeep of our entrances each year.

Scott Mrosko updated old business. The city installed benches on the green space and repaired most of the sidewalks (old cart paths) and curbs. The city voted not to install a traffic light, at this time, at intersection of Longmire and Wedgewood Blvd. However, they will consider

placing 3 way stop signs until a traffic study has been completed. New speed bumps cannot be placed on city streets any longer due to damage caused to fire trucks however our speed humps are grandfathered in but will not be replaced. If there is an issue with speeding, call the city to report. The green belt that the city owns will stay a greenspace and is being maintained well. If any issue is noted, please let the city know. The non-emergency number is posted on the signs along the path.

The remaining section of the golf course near the pond and to the west was sold to Darrell Grein with DL Ventures. The design plan of the development is attached to these minutes. This has not been approved by the city and Mr. Mrosko has met with 3 different city councilmen to discuss the development due to narrow streets and narrow lots that are projected. The first section is for 60 homes. Mr. Mrosko met with the city engineer also to show the water runoff issue on the land. The developer was given rights by the city to improve the pond and maintain it for small parcel of land for roadway into the area. There will be an easement behind Wellington Lane. At this time, there are 2 options for the continuation of the cart path either behind the Wellington Lane homes or cut thru in the new section that would lead out to the road. Mr. Peyton asked if there were any other communities that had fought against a development like this within a community similar to Wedgewood with larger lots. Mr. Mrosko states at this time he was not aware of any and the city changed the ordinance, so he is within code. Mr. Mrosko encouraged everyone to contact the city council and express your concerns regarding the small lot/street size as well as the water run off issue. We all need to spread the word to our neighbors and contact our city council.

Scott Mrosko reported that the Estates of Wedgewood Falls HOA had a contract to help support esplanade maintenance that expired. The contract was reviewed and renewed but the contract was never signed by their board or management company. At this time, Scott is talking with new board members that recently came on their board and hope to get this signed soon. This neighborhood section is 42% of our entire neighborhood and we would like for them to continue to help with entrance costs.

Scott Mrosko discussed new business and asked for agreement of members to support the CHS Band flag program for one flag to be placed our main entrance each year. The fee is 40.00 per year. The members voted in agreement for this. He informed us that he is working with the city to stock the pond with fish. The city removed about 100 turtles. They were trapped humanely and moved to another location.

Reminder to remove your garbage cans after trash pick up and keep out of site or neatly stored.

The senior center that was built on an old section of golf course will be opening around April 1<sup>st</sup> and is at 30-40% capacity.

No new crime was reported except speeding in neighborhood. Please remember if you see anything to report to City of Conroe Police.



Our annual neighborhood garage sale will be on October 8, 2022.

Architectural Control Committee reported the trees were trimmed this past year on esplanade and shrubs/plants had to be replaced due to freeze. Mr. Peyton suggested a Skydrop system that measures rainfall to control irrigation and Mr Mrosko states he will get information from him on this and review. Approvals for outside changes to your home must be approved prior to construction from the ACC. A neighbor asked about solar panel installation to see if this was allowed in our covenants and this will be reviewed.

A question was asked about combining all the sections into one HOA. Scott Mrosko explained that this has been discussed and investigated in the past but is not a simple process. It would require a 2/3 vote from every section to accomplish.

New Texas State Legislation was passed that requires a separate ACC committee from the main board members. Mr. Mrosko asked for volunteers to form this committee. Ron Tendick volunteered to be appointed. Randy Stephens will move to the ACC position from VP position with current ACC board member, Brad Worthy. A motion to approve was received from Frances McDougal and Donna Pagel and a vote was obtained and approved.

A motion to accept continuing board members, Scott Mrosko, Susan Romero, Mary Jo Gillam and Brad Worthy was received by Frances McDougal and seconded by Donna Pagel. A vote was obtained and approved.

Caroline Chui accepted Vice President position and a motion to accept was made by Frances McDougal and Donna Pagel. A vote was obtained and approved.

The meeting was adjourned at 8:15pm.

Respectively submitted by Mary Jo Gillam, Secretary

#### **2022 Board Members:**

Scott Mrosko, President [rsmrosko@gmail.com](mailto:rsmrosko@gmail.com)

Caroline Chui, Vice President [carolinechui82@gmail.com](mailto:carolinechui82@gmail.com)

Susan Romero, Treasurer [susanromero3160@gmail.com](mailto:susanromero3160@gmail.com)

Mary Jo Gillam, Secretary [mjggillam@gmail.com](mailto:mjggillam@gmail.com)

#### **ACC Committee:**

Brad Worthy [bradgworthy@yahoo.com](mailto:bradgworthy@yahoo.com)

Randy Stephens [rstephes@soulesinsurance.com](mailto:rstephes@soulesinsurance.com)

Ron Tendick [ctencres@gmail.com](mailto:ctencres@gmail.com)

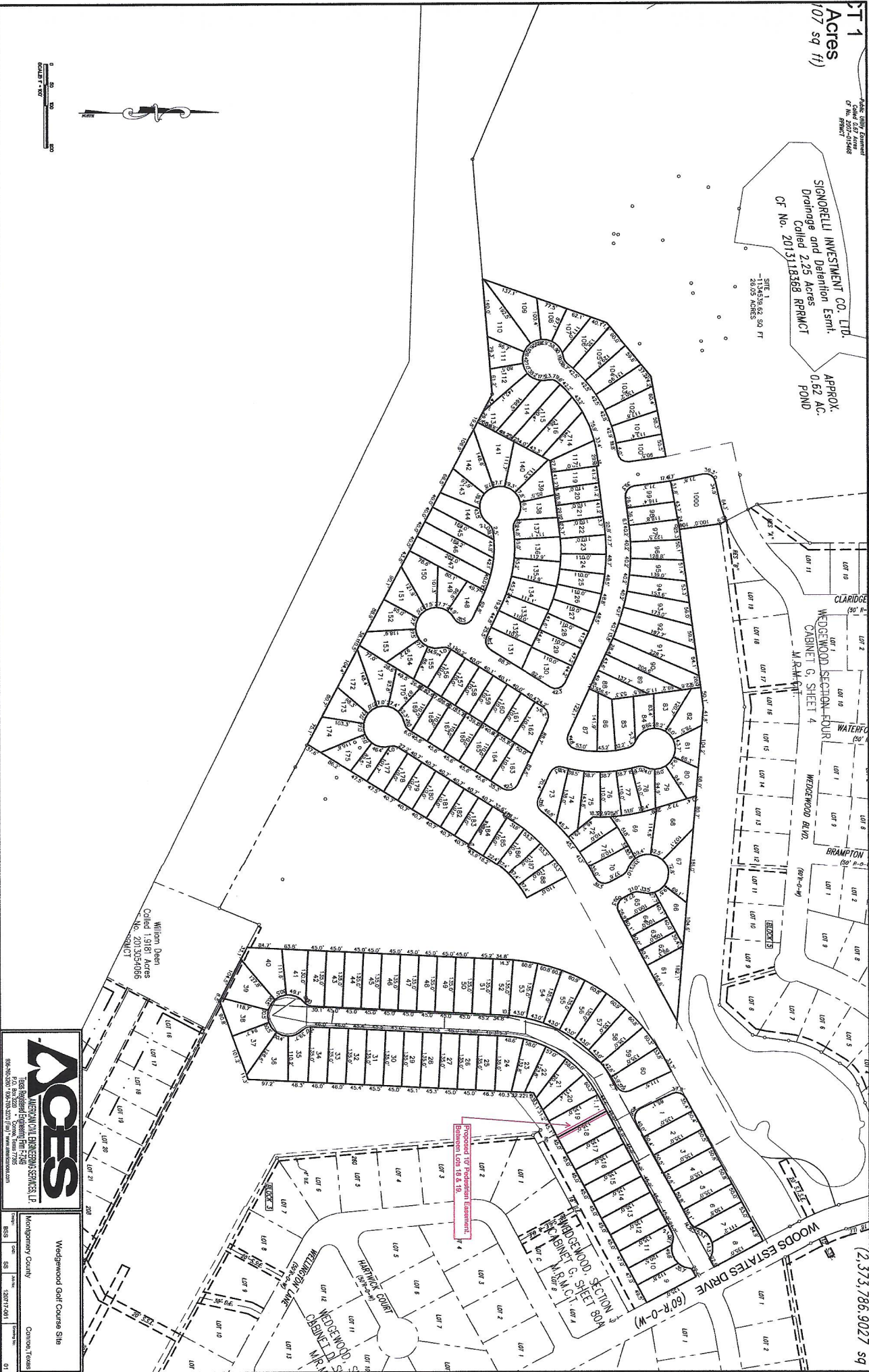
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Acres  
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