

Wedgewood POA Section 1 Annual Meeting 20,2025

February

- Meeting called to order- Scott Mrosko
 - Board members present- Caroline Chui-Cuevas, VP and Susan Romero, Treasurer
 - Thank you to Worthington Manor for hosting
- Minutes for 2024 presented by- Scott Mrosko
 - Motion to approve- Randy
 - Second- Mark Grayless
- **Treasurers report presented by Susan Romero**
 - HOA Dues brought to meeting due March 31,2025 those not picked up will be mailed
 - Landscaping
 - Ended year with a \$4,000 surplus
 - \$26,831 balance
 - Motion to approve- Miguel Cuevas
 - Second- Shannon
- **ACC report presented by- Randy Stephens**
 - Separate Committee required by Texas Legislature
 - Independent from board
 - The mission is to preserve, protect and enhance neighborhood
 - Observe and approve exterior of home
 - Painting
 - Roofs
 - Windows
 - The point of committee is to have someone reinforce the covenants
 - Fill out form and submit for approval for any projects impacting exterior of home
- **Presidents Report- Old Business**
 - Update on 33 Wellington
 - Building to start hopefully in March
 - Communication ongoing on remodel
 - Thank you to the Pitt's and Romero's for Christmas decorations
 - Section 1 is made up of 75 homes but receive support from other sections. All other sections are not organized and some in those section also send voluntary support since we carry maintenance of esplanade which is largest expense.
 - If you see a possible violation, please report to HOA board or ACC

- 8 Royal Dalton abandoned for over 8 years. I tried to confirm if owner was still alive, but no one is aware of any information. The city has worked with us to keep it manageable.
- **President's Report New Business**
 - Comcast/Xfinity fiber installation
 - Have designated people to work with the neighborhoods which Scott was able to meet with to discuss any issues.
 - If there are any outstanding issues let us know so the Scott can reach out
 - The flags left should have been picked up. If any are left feel free to remove them
 - Suddenlink is next to install lines underground
 - Each plot has a 10ft utility easement in the back and front of the home
 - Dead trees on city property are still scheduled to be removed. Delay by the city due to hydraulics on machine being broken. Estimated time they will cut the dead trees is in about a month
 - Janice Davis asked if anything could be done regarding leaf cutter ants. Scott will look into if anything can be done by the city
 - Neighbors reached about slowing down traffic on corner of Wellesley and Woods Estates. Scott has called the city to see if we can make it a three-way stop to help control the traffic.
 - Heavier traffic coming from 105 to cutting through to Longmire.
 - Concerns once school on Longmire opens and more start cutting through
 - Gloria Grayless brought up that our Garage Sale was scheduled the same time as multiple others. Should we reschedule our date to help the volume of people coming.
 - Next years Garage Sale is October 4, 2025
 - The possibility of new development behind homes on Wellington is still open.
 - 40 houses which will only have one entrance
 - No solid plans yet as it will be difficult to develop
 - Nomination and election of 2025 officers and ACC Committee- no change
 - Motion to approve board
 - Motion to Approve- Randy
 - Second- Francis McDougal
- **Meeting Adjourned**
 - Motion to adjourn- Mike Davis
 - Second- Mike Cuevas

