

## **Wedgewood Property Owners Ass. Section 1 – General Membership Meeting**

**February 19, 2026**

The meeting was called to order at 6:30pm by Scott Mrosko. Scott expressed thanks to Worthington Manor and Curtis Lindsey for allowing us to meet at Worthington Manor.

All board members were present and accounted for: Scott Mrosko(President), Caroline Chui-Cuevas(Vice-President), Susan Romero(Treasurer) and Mary Jo Gillam(Secretary). Randy Stevens was present for the ACC. The ACC is separate from the board and comprised of 3 members appointed by the board.

The approval of the minutes from 2025 was reviewed and a motion to accept them was made by Mike Saly and seconded by Randy Stephens.

Blayne Rhodes with Texas Association Solutions was present and introduced herself and discussed her position. TAS will be managing our HOA along with the board.

Blayne reviewed the 2025 financials and presented the 2026 budget. A motion was made to accept the budget by Randy Stephens and seconded by Shannon Mrosko.

Community updates discussed were the following:

Pond concerns – This has been brought up to the city, and the city will be addressing culvert repairs in the future. Please help keep our pond area clean by picking up trash if you feel compelled to and notifying HOA or police for any vandalism.

Dead trees -City has recently removed several trees that were dead. Please reference location of dead trees when contacting the city or board.

Violations - Board members will review all violations reported. Pictures of violations must be included when reporting a violation.

Short Term Rentals- Current rental on Woods Estates will be grandfathered in right now. When the property is sold, it will revert to new bylaws of no short-term rentals.

Noise Violations – Contact the non-emergency number of local police department to report.

Development on Old Golf Course update – The area has been replotted for 60 ft wide lots, no time frame of when the builder will start. The city will continue to own the pond but allow the developer to improve pond area.

Speeding in neighborhood – More traffic is cutting thru our subdivision. If you see speeding, report it to the police. The city does not allow new speed bumps to be placed. Scot went to the city to ask for stop sign at Wellsley and Wellington, but city did not approve. Notify the non-emergency police number if you continue to see speeders, this helps to let the police know that this is being seen by all homeowners and not just the board notifying them.

ACC Report was presented by Randy Stephens. There were 15 applications last year and all were approved. Any exterior changes to the outside of the home such as concrete, painting, windows, roof replacement, fencing, etc. MUST be approved prior to starting the project.

Board of Directors Election: Votes were taken from in person members that were present and the current board was uncontested and unanimously approved to remain the current board for 2026.

The meeting was adjourned at 7:31pm with a motion by Mike Saly and seconded by Tom Hoy.

Minutes submitted by Mary Jo Gillam, secretary