

HOA SOUTHERN WOODS, INC.

www.hoasw.com

Annual Members Meeting

April 1, 2019 at 7:30 pm

Good Shepherd Ministries

Directors Present: Doug Dear, Charlie Koehn, Mike McKie, Jim Weatherford, Ken Jowers, John Judd and Paul Kaskie. Cynthia Dear, Admin. Recorded the minutes.

Members Present: All members present signed an attendance sheet, which is attached to these minutes as part of the record.

There being members present representing 23 votes, it was determined that a quorum was present; the President called the meeting to order at 7:30 pm.

1. Directors and members introduced themselves.
2. The 2018 Annual Members Meeting Minutes have been posted on line and available for public review. Doug Dear, President read through the minutes. Malcolm Harper made a motion to "Accept the minutes of the 2018 Annual Members Meeting, Robert Clevenger seconded the motion and it was approved unanimously.
3. Doug Dear went through each item on the 2019-year budget. Charlie Koehn gave a treasurer's report, \$1,000.00 in checking and \$22,191.55 in savings for a combined total of \$23,191.55. A motion was made by Robert Clevenger to approve the budget and treasurer's report, Malcolm Harper seconded and the members unanimously approved.
4. Paul Kaskie reported on the gate repairs made. Gate clickers can be purchased on Amazon.

5. Improvements of the subdivision roads were reported on by Doug Dear and Paul Kaskie. County improved bar ditches and drainage at south end of Southern Dr. and Elm Grove outside of gate need work. Jim Weatherford will get Jerry with TXDOT's email so we can write a letter to the County Commissioner and TXDOT about our drainage ditch issues. On-going road maintenance was discussed. Annual maintenance road repairs crack sealing is in the HOA 2019 budget. Paul Kaskie to coordinate Lone Star for repairs and crack seal work. The gate code will remain the same and may be given out to your service providers i.e. trash pick-up. There was a discussion regarding Lot 18 having a Bible study and the attendees parking in the ditch and compromising the road and creating safety issues. Doug Dear agreed to speak with the Lot Owner.
6. ACC – Doug Dear answered questions regarding fence heights and what is allowed in the subdivision.
7. Subdivision entrance maintenance plans were discussed. Mike McKie agreed to work on the lights. Doug Dear agreed to work on getting mulch for the planting beds.
8. Neighborhood Watch- We all need to be aware and watch for any suspicious activity and report it to the sheriff. Don't hesitate to call 9-1-1.
9. It was reported that two deer had been shot with an arrow in our subdivision. The HOA members were made aware that there is no hunting allowed in the subdivision and is against the law.
10. Doug Dear gave an update on the 45 Toll Road and the FM 1626 south progress. 45 Toll Road has been delayed connecting to MOPAC due to them finding caves.
11. The Neighborhood Night Out will be October 1, 2019 along Southern Drive and headed up by Paul Kaskie. We will ask that members please rsvp to help know how much food to purchase.

12. A contact list of HOA Members was provided at the meeting.
13. New Business- Fire Chief Clay Huckaby reported that the ISO (Insurance Service Office) rating is lowered to a 1. Check with your insurance agent, this should lower everyone's insurance rates. Budafire.org
14. Robert Clevenger made a motion to "keep the same board members currently serving." James Huckaby seconded the motion and it was approved unanimously. The Board of Directors serving 2019-2020 will be Doug Dear, Paul Kaskie, Charlie Koehn, Mike McKie, Ken Jowers, John Judd and Jim Weatherford.
15. Doug Dear motioned to adjourn. Ken Jowers seconded the motion and it was unanimously agreed upon. The meeting adjourned at 8:45 pm.

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LOT #	MEMBER NAME	ARE YOU PAYING YOUR DUES TONIGHT
	Bruce & Shanna Webster	NO
37	Rachael Martinez	yes
	Steve & Christina Butler	
	Gilbert Maldonado	yes
	James W. Huckaby	No
	Paul Zain	yes
	Doug Walbr	no
	CLAY Huckaby	YES
	Malcolm Harper	Paid
	Jim Weatherford	YES
	RE Giesberger	YES
	Clot Gahr	No
	Maria & Tines Torres	NO
30	Charlie Kocher	Paid
	John Judd	Pa.
25	Ker Jewell	paid
	Paul Kaskie	
9	Michael McKie	Paid
	Sueko Duggen	PAID
423	Doug and Cynthia Dear	NO
40	J. Wilson	yes