

Westwood Estates Community Improvement Association Annual Meeting January 16, 2012

PO Box 2123, Bryan, TX 77806 • <http://westwoodestates.wordpress.com> • westwoodestates.bryan.tx@gmail.com

Minutes

1. **Order:** meeting called to order, 01-16-12, 7pm

2. **Attendance**

# of members present:	<u>21</u>	+	# of guest present:	<u>1</u>	=	<u>22</u>
# votes represented by those present:	<u>27</u>	(Joint owners of one or more lots = 1 vote per lot)				
# proxies collected:	<u>66</u>	proxies representing <u>99</u> votes				
# of votes for those present:	<u>27</u>	+	proxy votes:	<u>99</u>	=	<u>126</u>

Quorum needed for meeting to continue (25% of 194) = 49

3. **Minutes** of 2011 Annual Meeting

- not formally addressed at meeting. See on website.

4. **Treasurer Report** by Walter Kamphoefner

- 2011 opening balance: \$18,713.11

- 2011 closing balance: \$19,654.86, for a gain of \$941.75

- Income sources: dues \$16,030.08; Oil revenue: \$289.07; interest: \$20.97

- Leading Expenditures: Holland, Accountant fees: \$3,591.22; Park, Lawn Care: \$3,450.00; Park, sidewalk repairs: \$3,499.29; State Farm Ins.: \$1,887.00; BTU Utilities: \$1,551.08; Block and Park Parties: \$1,027.15; Printing, Postage: \$337.68; Brazos Co. Tax: \$13.85

5. **Late and Delinquent Dues/Board Actions**

- The current past due amount, corrective procedures, and rationale presented. See website article at <http://wp.me/pFIGK-aM>

6. **Election of Officers**

- James Carter elected and Mark Coppock re-elected to the 2012-2014 term.

7. **Vote for updating Bylaws and Deed Restrictions**

- This was a vote to *initiate a several month long process* of updating, correcting and revising our current official documents. SIMPLE MAJORITY— $((193 \times .5) + 1)$ —**98 YES VOTES** REQUIRED TO PROCEED.

- **This passed: 106 YES votes to 20 NO votes**

8. **Newsletter and Westwood Estates News**

- Revisit discussion of electronic-only newsletters

- summary of Newsletter stories, etc.

9. **Resident Email Addresses**

- 8 residents left their email addresses

10. **Website Report**

- stats/features/requests

- call for story contributors

11. **Park**

- discussion of improvements and purchases for 2012

12. **Resident Reports and Discussion**

- request for custom website domain: westwoodestates.---; wecia.--- (pending availability)
- Mike Stafford: park lights repaired by city; had been shot out by BB gun

13. **Upcoming Meetings**

14. **Adjourn:** meeting adjourns 01-16-12, 8:35pm.