

November 2023



WOOD RIVER COMMUNITY ASSOCIATION

Around Wood River...

2024 ANNUAL ASSESSMENT INCREASE

The Wood River Community Association Board of Trustees would like to thank all of our owners who attended the special meetings and voted regarding the annual assessment increase

The August 7, 2023 Special Meeting of the Members that was recessed until August 21, 2023 was adjourned at that time. A quorum was met by 155 members voting, allowing the votes to be tabulated.

The results of the vote were as follows:

62.58% - voted YES 37.42% - voted NO

The members of the Wood River Community Association have ratified the motion by the Board of Trustees to increase the annual assessment to \$500 a year. This increase will become effective January 1, 2024

Board of Trustees

Wood River Community Association

Please see pages 2-3 for additional details and information

RESIDENT WEBSITE PORTAL—UPDATE

As of October 15th the resident portal password on our website has been changed. The portal is now only available to residents using this updated password, which is available from the Association Office. Requests for the password can be made via e-mail or by contacting the office at 361-387-5911.

The portal can be accessed by the following process:

Website—woodrivercommunity .com

Home page—far right tab—More

Drop Down—Member's Only

This will take you to the log in page

Financial information is updated quarterly; other documents posted as needed.

VOTING AND BALLOT PROCEDURES -

In order to clarify the process that was used for our owners to vote on the increase of the annual assessment, the following document outlining the voting procedure and quorum requirements (that was originally posted on July 31, 2023) is being re-printed below. This document was originally posted on the official Association website—woodrivercommunity.com—in the Resident Portal, which is under the “More” dropdown and Resident’s Only area:

2023-Assessment Vote Process

Since the Association has received several questions about the meetings and voting process, broken down below is a step by step outline of how the voting and meetings are set up, according to our Covenants.

1. A majority of owners was needed as a quorum for the first called special meeting of June 27th. This was 51% of our 581 owners or 297 owners.
2. The total number of ballots and proxies received were 141. Since the 297 number was not reached, the votes themselves cannot be tabulated. All ballots and proxies cast for the first meeting cannot be re-counted and new ballots and proxies will need to be submitted at the second meeting.
3. A second meeting has been scheduled for **Tuesday, August 7th at 7PM** at the Grace Methodist Church. Since the meeting is scheduled within 60 days of the first meeting, a reduced quorum requirement goes into effect.
4. This reduced quorum is 50% of the required number at the first meeting.
5. As a result of this reduced required quorum, the 297 number will become 149 (50% of 297= 149) total ballots and/or proxies needed at the August 7th meeting to tabulate the votes.
6. If the reduced quorum of 149 is not reached at the August 7th meeting, a third meeting will be scheduled - time and date to be determined if needed but it is required to be scheduled within 60 days of the August 7th meeting. (See Note #1below)
7. If the third meeting is needed, the quorum requirement is again reduced to 50% of the required quorum at the second meeting. This would be 75 ballots and/or proxies (50% of 149=75)
8. Under the Covenants and State of Texas Law another meeting requires a new 10-day written notice. In order to decrease the cost of a third mail-out and on the advice of the Association’s attorney, the meeting dates are worded to include any meetings held between a certain timeframe, rather than a specific date. That is why the dates on the most recent mail out are from August 7, 2023 through September 30, 2023.
9. By doing this, when you submit a ballot/proxy for the August 7th meeting, it will **NOT** have to be re-submitted for a third meeting, or any subsequent meetings scheduled until September 30, 2023.
10. More detailed information on the process can be found in the Covenants Article 6, Annual Maintenance Charge, Section 4, The Annual Maintenance Charge.

2023-Assessment Vote Process.docx

07/31/2023

Note #1—Based on the recommendation of the Association's legal counsel , the August 7th meeting was recessed for a two week time period, until August 21st, so additional ballots could be cast and turned in to the Association in order to reach the needed 149 required quorum. The meeting was then adjourned on August 21st at which time there were 155 ballots submitted, the results of which were posted on the Association’s official website and face book page.

By the Numbers

June 7th Town Hall and Special Meeting of the Members:

141—Total Number of Ballots received prior to the meeting and submitted by owners attending the meeting

297—Number needed to reach a quorum of owners (51% of 581) in order to count the ballots

SINCE THIS QUORUM NUMBER WAS NOT MET, ALL BALLOTS SUBMITTED PRIOR TO AND AT THE MEETING WERE NOT ABLE TO BE TABULATED

August 7th Second Special Meeting of the Members -

155—Total number of ballots received prior to the meeting, submitted by owners at the meeting, and in the recess period from August 7th through August 21st

149—Number needed to reach a quorum of owners with the reduced quorum requirement outlined in the Covenants

THE MOTION MADE AND APPROVED BY THE BOARD OF TRUSTEES AT THE JUNE 7, 2023 BOARD MEETING TO INCREASE THE ANNUAL ASSESSMENT TO \$500.00 A YEAR, EFFECTIVE JANUARY 1, 2024, HAS BEEN RATIFIED BY THE MEMBERS.

PAYMENT PLAN OPTION

The following payment plan option for the 2024 annual assessment has been set up by the Board:

1. An initial payment of \$250 of the annual assessment will be due and payable no later than March 1, 2024
2. By request, owners may set up a payment plan for the remainder of the assessment due
 - A. A payment of \$125 will be due no later than June 1, 2024*
 - B. A final payment of \$125 will be due no later than August 1, 2024
3. Any owner interested in taking advantage of the payment plan option must submit the request in writing to the Association Office. The deadline to do this is March 31, 2024. The form to request the payment plan option will be included with the 2024 invoices and will outline the terms and conditions of the agreement; i.e., due dates, late dates and cancellation policy. This form will need to be completed, signed and returned to the Association by the March 31, 2024 deadline. The initial \$250 payment must be made in order to participate in the payment plan option.

*NOTE: Annual assessment must be paid in full in order to join the Sports Center. The Sports Center membership fee cannot be made a part of any payment plan.

Delinquent Association Accounts

Liens have been filed against all properties with an outstanding annual dues balance. A lien and recording fee of \$125.00 has been added to the balance of each of these accounts. An additional \$75.00 fee is charged for the Release and Recording of the assessment lien

In order to sell, re-finance or transfer the title of a property once the lien has been recorded, the balance must be paid in full and a Lien Release must be executed by the Association.

⇒ **ALL DELINQUENT ACCOUNTS HAVE BEEN REFERRED TO A COLLECTION AGENCY.**

⇒ **A LISTING OF ALL DELINQUENT OWNER ACCOUNTS AND AMOUNTS DUE WILL BE POSTED ON THE OWNER PORTAL ON THE WEBSITE.**

Board of Trustees—Upcoming Election

At the 2024 Annual Owner's Meeting there will be two (2) Board of Trustee positions to be voted on. The term for these Board positions is three years.

The requirements for the trustee positions are outlined in the By-Laws of the Association, available on the website and by request from the office.

If you are interested in nominating someone for a Board of Trustee position or nominating yourself, please contact the Association Office to be placed on the ballot. The deadline for names to be added to the ballot is December 31, 2023. Nominations are also available from the floor at the annual meeting.

SPORTS CENTER—CURRENT POOL STATUS

At the October Board meeting a draft of the initial specifications for the pool repair and re-plaster was put together. In addition to the re-plaster they included the replacement of waterline and hatch marking tiles, replacing current in-pool lights with LED lights, replacement of the in-pool step units and rails, the reconfiguring of the pool entrance steps and replacement of the hand rail, repair of skimmer leak and pool wall crack. Additional repairs may be necessary once the work begins and possible unknown damage uncovered. A complete listing of all repairs and specifications to be bid on is being put together for the November meeting and these will be made available to local contractors as well as being published for open submission of bids by out of town contractors.

NOTE: The re-plastering and repairs of the pool are tentative at this point and actual re-plaster and repair work will be based on the funds available to the Association. The Association's revenue source is the payment of annual assessments and final decision cannot be made until the cost of repairs and the 2024 assessments are received by the Association.

A FEW FRIENDLY REMINDERS:

STILL DEED RESTRICTED:

BOATS —MOTOR HOMES—TRAILERS—CAMPERS — RV'S —INOPERABLE VEHICLES—
VEHICLES WITH EXPIRED TAGS

THESE ARE NOT PERMITTED TO BE PARKED OR STORED ON ANY LOT EXCEPT IN A CLOSED GARAGE

STASH THOSE CANS—

BEHIND A FENCE, IN A GARAGE OR IN AN AREA THAT IS NOT VISIBLE FROM THE STREET OR COMMON AREAS.

YOUR NEIGHBORS DO NOT WANT TO SEE (OR SMELL) YOUR TRASH CANS!

MOW AND MAINTAIN LAWNS AND LANDSCAPING—

- BOTH FRONT LAWNS AND BACK YARDS & THE AREA BETWEEN THE SIDEWALK AND CURB ARE TO BE MOWED
& MAINTAINED BY OWNERS

- TREES, SHRUBS, BUSHES, ETC. TO BE TRIMMED—BRUSH MAY BE SET OUT ONLY DURING CITY AUTHORIZED SET
OUT TIMES & NOT ON THE COMMON AREAS, DRAINAGE EASEMENTS OR THE STREET AT ANY TIME

- ALL OWNERS WHOSE BACK FENCES BORDER THE HIKE AND BIKE TRAILS —**YOU** ARE RESPONSIBLE FOR
MOWING THE AREA BETWEEN YOUR BACK FENCE AND THE HIKE AND BIKE TRAIL SIDEWALK

How to Contact the Association

HEAVY BRUSH & BULKY ITEM
SET OUT IS NOW OVER

NEXT SET OUT IS

BRUSH ONLY

JANUARY 10-14

SCHEDULE AVAILABLE ON
OUR WEBSITE:

woodrivercommunity.com

OR DOWNLOAD THE
CCREcycles app

- Association Office - 4410 Wood River Drive

- Office Hours: Monday, and Tuesday 9:00 - 5:00—Thursday 1:00-5:00

- Phone: 361-387-5911 - If you would like a return call, please leave
your name and number

- e-mail: www.woodriver2005@aol.com

- Mail - 4410 Wood River Drive or PO Box 260779

Corpus Christi TX 78410 Corpus Christi TX 78426

- Website: www.woodrivercommunity.com

- Facebook: Wood River Community Association

WOOD RIVER COMMUNITY
ASSOCIATION
4410 WOOD RIVER DRIVE
CORPUS CHRISTI TX 78410
PHONE: 361-387-5911
E-MAIL: woodriver2005@aol.com
Website: woodrivercommunity.com
Facebook—Wood River Community Association

ASSOCIATION OFFICE HOURS:
MONDAY, TUESDAY 9:00-5:00
THURSDAY 1:00—5:00

NEW TO THE SUBDIVISION?—

**PLEASE MAKE SURE TO CHANGE YOUR
MAILING ADDRESS WITH THE POSTAL
SERVICE SO THAT YOU CAN RECEIVE ALL
MAIL & INFORMATION FROM THE
ASSOCIATION**

UPCOMING EVENTS- MARK YOUR CALENDAR!

November Board of Trustees Meeting—Wednesday, November 15th—6:00 PM

Week of November 20th—Association Office Closed

November 23—Thanksgiving

December Board of Trustees Meeting—Wednesday, December 13th-6:00 PM

December 15th—Deadline for Christmas Yard of the Month awards

December 25th—Merry Christmas!

December 31st—Happy New Years

1st week of January—2024 annual assessment statements mailed

January Board of Trustees Meeting—Tuesday, January 23rd-6:00 PM

2024 Annual Owners Meeting—**Tuesday, February 6th—7:00PM

(**Tentative—Pending Final Confirmation **)

