

AROUND WOOD RIVER ...



BOARD OF TRUSTEES ELECTION RESULTS

TRUSTEES (3-year term):

ELIZABETH RASMUSSEN AND PHILIP BYARS

DOOR PRIZE WINNER:

2023- \$250 ASSESSMENT CREDIT—Paul Kneip

*****\$20 credit applied to the assessment dues account for all owners attending the meeting

The Wood River Community Association 2023 annual owner's meeting was held on Tuesday, January 31, 2023. There were 43 owners who attended the meeting.

If you are one of the 538 owners who were not able to be at the meeting, this issue of the newsletter will recap the President's Report and also has the Minutes for the meeting included. The list of Neighborhood Projects and Improvements that were paid from Association's annual assessments which were outlined during the President's Report is also included.

The 2022 Budget and Actual as well as the 2023 Budget are not included in this issue of Around Wood River. It is Board policy that the Association's budget and financial information is for our owners and they are available by request from the Association Office and can be e-mailed or sent regular mail. Any and all monthly financial statements are also available to owners upon request from the office.

Please take a few minutes to read the reports enclosed as they address several important issues that will affect all of the owners in the subdivision. These include the annual assessment increase anticipated to take place beginning in 2024 and sports center issues which include the required repairs and the cost involved, increased operating costs and the non-operation of the pool during the summer of 2023.

As always, the Board welcomes any and all comments and suggestions. Input can be made at the Association's official website: woodrivercommunity.com, via e-mail at: woodriver2005@aol.com or to the office at 361-387-5911

Thank you
Board of Trustees
Wood River Community Association

2023 Annual Meeting
President's Report

- ANNOUNCEMENTS

- As a reminder, the Association's website is: woodrivercommunity.com.
- As of the end of 2022, the newsletter will only be posted on-line at this site - each time the newsletter is posted there is also a notice on our face book page – Wood River Community Association – that will link to the website
- The website has copies of all Covenants, the By-Laws, Calendar & information about the Association
- As of the end of 2022 we have also posted documents that give information on how to contact the Association, a list of all current Association fees as well as the requirements for approval of solar panel installation.
- Any updates or new documents will also be posted on this site as they become available
- Annual Community Yard Sale – scheduled for Saturday, March 25th. If you are interested in participating, please contact the office – a map will be posted on line and the face book page. The Association will post signs at both entrances and also provide a sign for your sale that can be picked up at the office.

- 2022 REVIEW

During the past year we have been able to complete the following projects around the subdivision:

- Drainage work and dredging of the trail areas from Wood River Drive between Clear Fork and Peach Creek areas to across from Little People's Park
- Association office and building repairs along with:
 - New computer and software updates (last one was in 2005)
 - Alarm security update and conversion from land line to cell phone
- At the sports center
 - patching and sealing of holes in shallow end of pool bottom
 - Removal of wooden cubby storage and replacement with pool fencing
 - Removal and replacement of rotten wood at patio pergola
 - Patching and painting of patio and deck areas

- 2023

- Annual Assessment -

As of year- end 2022 the Association is out of funds, and even with the 2023 projected revenue, it leaves the subdivision with only funds to minimally operate and that is only IF and WHEN owners pay the dues. In order to overcome this and get back to a sound financial level, we as your Board are going to discuss several items and changes that will be necessary to put into place.

Our annual assessment of \$250 has not changed since the subdivision began in the 1980's. So we are operating with 1980 income and 2023 expenses. The two pages following this report will show a breakdown of what's been done in the subdivision using only funds from the annual assessments over the past 15-20 years. However at this time there are not any excess funds in the budget to do any projects, upgrades or improvements in the neighborhood.

After long discussion and working with the numbers and the trimming of several expenses, the conclusion is that at this time that an increase in the annual assessment beginning in 2024 is going to be needed. Our Covenants put into place the process that is to be followed to increase the dues, which is the scheduling of a separate meeting for this and noticing all owners; and so the Board will be deciding on a date for this meeting and all owners will be noticed by mail and by posting on the website with the information, date and ballot and proxy similar to this annual meeting notice everyone received.

2023 Annual Meeting
President's Report (cont'd.)

- Sports Center – The sports center/pool has two current issues that need to be addressed -

1. - Operating Costs - The cost of operating the pool for the summer of 2022 was \$85,000. This amount also does not take into account additional capital expenses for the past year (e.g., lane ropes, diving board, pool furniture , totaling approximately \$3,100) Taking all projected expenses into account, the Board does not see any significant decrease in this cost for the upcoming year. Even deducting the \$35,000 of revenue from the pool, that still leaves a deficit

2. Re-plaster - At this point in time, the main and baby pools are in need of re-plastering - the bid we have received is \$68,000, and that is without any unknown additional repairs or issues that can be needed during the work.

3. Options: -

- Use money market and annual dues funds to re-plaster (\$68,000) and operate the pool at the \$85,000 level (\$150,000 total). Note - this would deplete our money market reserve and result in a shortfall that would have to come from other areas of the budget if possible and increased pool membership dues.
- Operate the pool-increase membership fees to cover shortfall - doesn't address the re-plaster costs
- Do not operate the pool (2023) - the funds that were budgeted for the pool (2023) would be placed in reserve to fund re-plaster in (2024) and for other required neighborhood maintenance or repairs.

At this time it appears that based on the numbers and our financial constraints, that not opening the pool in the summer is the option that is best for the future of the neighborhood and returning to a stable financial situation

NEIGHBORHOOD IMPROVEMENTS AND PROJECTS
FUNDED FROM ANNUAL ASSESSMENTS

PARKS AND PLAYGROUNDS

- Establishment of Little People's Park -
 - Installation of playground equipment, swings and borders
 - Added picnic tables and benches
 - Security Lighting
 - Signage
 - Repair and eventual replacement of wooden playground border

- Upgrades to Triangle Park -
 - New swings and climber installed and new playground borders
 - Replacement of basketball rims and backboards
 - Added sprinkler system, security lighting and signage
 - Installation of retaining wall

- Establishment of Front Entrance Park -
 - Removal of old building and parking lot
 - Added landscaping and sprinkler system and paver brick walkway
 - Building of front sign, lettering, flower bed and lighting

- Rebuild of back entrance sign

COMMON AREAS, DRAINAGE EASEMENTS AND TRAILS

- Drainage
 - Clearing, grading and maintenance of all major areas of the subdivision
 - Recent clearing and dredging of area from Clear Fork/Cowhouse/Wood River down to Little People's Park

- Put signage in place along hike and bike trails and replaced as needed

- Worked with NEC to cost share replacement of all wooden light poles in subdivision (approx. 33-35)

- Association wide annual tree trimming

- Purchased tractor for trail mowing

ASSOCIATION OFFICE AREA

- Repairs to Association Office

- Installation of security cameras and lighting at office area

- Replacement of computer and software for office (2005 since last equipment update)

- Replacement of fencing at office, sports center and trail areas

SPORTS CENTER COMPLEX

- Re-plaster of pool - 2003 and partial 2009 - along with deck replacement and re-paint
- Tennis Court re-builds - 2003 and re-surfaces 2014
- Purchase of Picnic tables for picnic and patio areas
- Installation of shade structures at the baby pool and grass sitting areas and repairs when needed
- Replacement of key card security and access system at the sports center
- Replacement of four sand filters
- Building of zero entry kiddie pool, addition of filtration system and re-fencing of entire baby pools area
- Replacement of wooden cubby storage cubes with pool fencing
- Added second pool deck gate and pool fencing (covid protocol)
- Initial building of a pergola shade cover at the patio and replacement of rotted wood in 2023
- Pool patching and deck and patio painting
- Diving Board Replacement-twice

MISCELLANEOUS

- Representation with City—Required legal and engineering representation
 - New North West Estates retention pond - flooding homes, worked with City & engineer to implement the required re-design of pond
 - Wood Oaks on the River
 - Appealed original Planning Board decision to allow townhouses that would drain into our drainage system
 - Worked with City to insure proper drainage and trash into easements
 - Wood River Elementary parking lot drainage -worked with CISD and engineer to avoid flooding into easements and trails - resulted in re-design of outflow culvert

2023 ANNUAL OWNER'S MEETING

MINUTES

CALL TO ORDER

The 2023 annual owner's meeting was called to order at 7:05 pm on Tuesday, January 31, 2023. Due to a lack of a quorum of owners, the meeting was adjourned at 7:06 pm and then resumed at 7:07 pm. The 43 attendees were then designated as representing a quorum of owners.

WELCOME AND INTRODUCTION OF CURRENT TRUSTEES

MaryAnn Markert, Association Manager, welcomed all the owners and introduced the members of the Board of Trustees.

ELECTION OF BOARD OF TRUSTEES

The election for the two available board positions was then held. A motion from the floor was made to elect by acclamation both Elizabeth Rasmusson and Philip Byars to a three-year term as Trustees and all owners in attendance were in agreement.

PRESIDENT & FINANCIAL REPORTS

President's Report was presented by Thomas Tiffin in President Elizabeth Rasmusson's absence. The report included a review of 2022 and preview of 2023, including details on the proposed increase in the annual assessment and the current issues at the sports center pool, which include need for re-plastering and the increased costs of operating the pool. A review of neighborhood projects and improvements within the last 15-20 years that were funded solely from the dues payments was presented.

MaryAnn Markert then presented the 2022 Budget vs. Actual Report and the 2023 budget. Information was also presented on fees to be charged for deed restriction violation notices as of January 1st; and beginning in April of 2023 1.5% monthly interest will be charged on past due accounts.

PROPERTY OWNER'S FORUM

The floor was then open to owner questions and comments. The following topics, comments, and questions were made by owners in attendance:

Budget Item - Deed Restriction Fees -

- Question was asked - Why a zero amount was budgeted
 - Because this is the first year the fee is being assessed there is no history of what might be Collected

Dues and Proposed Increases-

- Question was asked on the process of how to raise the rates
 - MaryAnn outlined the required meeting and quorum process
- Comment was made that no matter what the dues amount would be there would be the same amount of people who would and would not pay

2023 ANNUAL OWNER'S MEETING

MINUTES (cont'd.)

Dues and Proposed Increases- (cont'd.)

- Comment was made that neighborhood has gone down - increase is needed for maintenance, Improvements, etc.
- Suggestion was made about the possibility of stair-stepping amount of increase over several years
Thomas stated that this suggestion would be taken into consideration when the Board was deciding on final amount and timing

Sports Center/Pool -

- Question was asked - Can the Association use the entire Reserve and borrow the funds for re-plaster. And what the purpose of the Reserve was.
The Board is not in agreement to deplete the Reserve account as this is not a good financial practice and the reserve is designated to be used for emergencies, long term-projects and capital improvements in the neighborhood.
- Question was asked if owners can volunteer to fundraise for funds needed .
If volunteers wanted to do that, it would be their choice. The dollar amount necessary and the timing necessary for repairs was outlined
- Question was asked if the Association would accept donations for repair funds.
Yes
- Question was asked if the Association would consider lowering the membership fee for non-residents to attract more members.
Since the Wood River owners make up the shortfall at the pool, the non-residents are billed at a higher rate to make the cost of operating the pool more equally shared between residents and non-residents.
- Question was asked if this was the first year for a loss at the pool .
The pool runs in the red every year but in all previous years has not reached the shortfall as large as the past summer
- Question was asked that if the pool is shut down will there be more maintenance and repairs the following year due to the closure and required start up
The pool would not be emptied and there would be minimal cleaning and upkeep done throughout the year to minimize any of those items and remain in compliance with City ordinances
- Comment was made that it may be easier to close a second year after the initial decision to close for the first year.
The intent is for the repairs to be made and the pool to re-open the following summer
- Comment was made that any funds that would need to be covered with the loss of revenue would have to come out of other areas of the budget and neighborhood.
This is correct and one of the several reasons that the Board would approve the closing of the pool for the summer in order to pay for the required pool repairs the following year and return the Association to a more solid financial state.

DOOR PRIZE & ADJOURNMENT

The Door prize of the 2023 dues payment was awarded and Mrs. and Mrs. Paul Kneip .
The meeting was adjourned at 9:13 pm.