

Windridge Estates Phase I & Phase II
Special Meeting of the Members of the Homeowners Association
March 15, 2008

The special meeting of home owners of Windridge Estates I & II was opened by Marce Tebbe at 10:30 AM on Saturday, March 15, 2008. It was announced that the purpose of the meeting was to remove the current board and elect a new board. Marce also noted, because there was no official Secretary, the meeting was being video taped. He also noted that in order to conduct an orderly and productive meeting, Dallas Police Officer Hightower was present to oversee the meeting and anyone causing an outbreak or disturbance would be asked to leave the meeting. Doug Dyer, current president of the Board of Directors of the Wind Ridge Estates Phase I & Phase II Home Owners Association (HOA) was present and spoke for 5 minutes telling home owners the meeting was not authorized and that since proxies were not sent to the secretary of the HOA to be approved, they would not be accepted for voting purposes. He noted we would need 86 members present due to the proxies not being valid to remove the board and elect a new board. He mentioned repairs being done on the sprinkler system. He also noted the new management company was willing to allow monthly, bi annual or yearly payment of dues and that they could be paid via credit card. Discounts were available for paying up front. This new company will be sending out notices soon. A home owner interrupted noting that the purpose of our meeting was to remove the board and elect a new board. Marce Tebbe reminded the member that Mr. Dyer had been given 5 minutes and his time was not up. Mr. Dyer continued to inform the group of items he felt the board had been working on. At the end of his 5 minutes he excused himself and left the meeting.

Cameron Tapley spoke regarding the ineffectiveness of the current board stating they had met several times with no success in passing any items. He also noted that there were only three active members (Doug Dyer, Cameron Tapley and Dara Vaughn) and that there was too much discussion about using different vendors when the ones we had are doing a good job. He also noted a company had been hired by Doug that was not bonded. They did not finish the job and we will end up paying for some of those repairs again. The secretary, Jo Nease resigned in December 2007 and there was no official minutes that showed a secretary had been elected by the board. As a consequence, the attorney would act as secretary and in his/her absence, a member of the HOA that was involved with calling the special meeting would be responsible for confirming all proxies and members.

Marce noted the attorney was requested by a member of the board not to attend the meeting. It was noted by Cameron that Eric Gill was still a board member, but had remained inactive since his election due to his assignment to FEMA.

Golda Harte noted she had served on the board for 3 years working on the fencing project. At the first board meeting for the new year, the vote was 4 to 1 against her as president and for Doug. She felt she could not be effective in that environment and resigned. Dara Vaughn was appointed in her place.

The question was raised regarding the fact that the board meeting is always held in February or early March. Cameron clarified that the bylaws state the meeting will be held "on or about the anniversary of incorporation" which is May 23, 1988, however in recent years the meeting has been in February or March.

The question was raised about the board appointing a new member without notifying the HOA members. Cameron stated that the majority of the board did vote to elect the new member, however no minutes from any meeting have been provided though requested. It was stated by a member that if the minutes had not been read into the history, a legal meeting was not documented and did not exist. It was agreed we did not have enough knowledge to confirm or deny that. Cameron noted that minutes must be read at the annual meeting and that perhaps the bylaws need to be reviewed.

Cameron noted he felt Doug in his mind truly feels he is doing what is right for the community and that his heart is in the right place and that he has a lot of energy to work for what he thinks is right for the community. He is misdirected by what he thinks the members of the HOA want instead of soliciting the community for what they truly want.

Marce Tebbe called for a tally of the number of homeowners and proxies. There were 48 homeowners present and 40 proxies for a total of 88 votes. A motion was made by Rickie Budnek to remove the members of the current board and those who previously resigned since the last election, namely Doug Dyer, Cameron Tapley, Dara Vaughn, Eric Gill as current members and resigned members were Golda Harte and Jo Nease. The motion was seconded by Cameron Tapley. A vote was called with 88 ayes and zero nays to remove the current members of the Board of Directors.

Nominations for new Board Members were requested from the floor. It was agreed that the members would be elected for 1 or 2 years, to be determined by those elected. Each person nominated was given up to 3 minutes to present their background and why they were interested in serving on the Board. Nominations included Marce Tebbe, Melissa Lopez, Marvin Stephens, Golda Harte, Dan Murphy, Diana Mendoza, Mary Best, John Wiechman and Cameron Tapley. Cameron and Dan declined the nomination with the offer to assist as needed. A secret ballot vote was held with 86 ballots being cast. Winners were Tebbe, Lopez, Stephens, Mendoza & Best.

Marce Tebbe and Cameron Tapley thanked all in attendance, noting this was the largest turnout for a HOA meeting on record and that we need to continue to provide this type of support. Marce indicated some of the next steps were to notify Cornerstone and Judd Austin of the results of this special meeting, call a Board Meeting to elect officers, set length of terms, review the 2008 budget, select the date for the Annual Meeting, instruct Cornerstone to send out meeting notices with the 2008 budget and 2008 fees notices. It is targeted that the annual HOA Meeting would be in about one month because, per the bylaws, the members are required to have no less than 20 and no more than 50 days notice of the meeting. A final note of warning was given, if anyone receives an invoice or communication from another Property Management company other than Cornerstone, or if anyone has any other questions about the notice sent by Doug, they are urged to check with one of the new board members or Cornerstone.

The meeting was closed at 12:05 PM.

Prepared collectively by: Brenda Tebbe, Vern Sterba, Marce Tebbe, Diana Mendoza, Melissa Lopez, Mary Best and Marvin Stephens