

OPEN MEETINGS POLICY
FOR
WOODSTONE HOMEOWNER'S ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Conley Juban, President of Woodstone Homeowner's Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 18th day of June, 2012, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Open Meetings Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. Chapter 209 of the Texas Property Code was amended to add Section 209.0051 to require meetings of the board of directors of property owners' associations to be open to owners, subject to the right of a board of directors to adjourn and reconvene in closed executive session for specified purposes.
2. The new law relating to open board meetings became effective on January 1, 2012.
3. The Board of Directors of the Association desires to adopt an Open Meetings Policy consistent with the provisions of Section 209.0051 of the Texas Property Code.

POLICY:

It is the policy of the Association to require meetings of the Board of Directors to be open to all members of the Association subject to limitations permitted by law, as provided in this policy:

1. Open Board Meetings. Board meetings (regular and special) shall be open to members. Provided that, the Board shall have the right to adjourn an open Board meeting and reconvene in closed executive session to consider actions involving:
 - a. personnel matters;
 - b. pending or threatened litigation;
 - c. contract negotiations;
 - d. enforcement actions;
 - e. confidential attorney communications;
 - f. matters involving the invasion of an owners' privacy; or;
 - g. matters that are to remain confidential by request of the affected parties and agreement of the Board.

082-07-2285

2. Decisions Made in Executive Session. Decisions made in an executive session must be summarized orally in general terms without breaching the privacy of individual members, violating any privilege, or disclosing any information that was to remain confidential at the request of the affected parties, including any expenditures approved, and recorded in the minutes.

3. Notice of Board Meetings. The Board of Directors shall give members notice of Board meetings (regular and special), including the date, hour, place, and general subject of the Board meeting, including a general description of any matter to be brought up for deliberation in closed executive session. A notice of meeting shall be:

- a. mailed to all members at least ten (10) days before the date of the meeting or
- b. provided at least 72 hours before meeting by:
 - i. being posted notice in a conspicuous location, either in a common area or on the Association's website; and
 - ii. being emailed to all members who have registered their email addresses with the Association.

It is a member's duty to register and keep an updated email address with the Association.

4. Meetings Without Notice to the Members. Notice of a Board meeting is not required if the Board meets by telephone or electronically in any alternate manner whereby all Directors may speak and be heard by all other Directors or by unanimous written consent on:

- a. routine or administrative matters, or
- b. an action is necessary to address an urgent or emergency situation that requires immediate action.

5. Actions for which Notice Must be Given. The right of a Board to meet and vote without prior notice to the members does not apply to the following matters:

- a. fines;
- b. damage assessments;
- c. initiation of foreclosure actions;
- d. increases in assessments;
- e. levying special assessments;
- f. appeals from denials of architectural control approval; or
- g. suspending rights of an owner before the owner has an opportunity to appear before the Board.

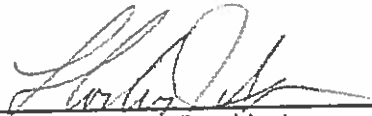
6. Actions Without Prior Notice. Board actions taken without prior meeting notice must be summarized orally, including any actual or estimated expenditures approved, and documented in the minutes of the next regular or special noticed Board meeting.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Open Meetings Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

RP 082-67-2280

TO CERTIFY which witness my hand this the 18th day of June, 2012.

WOODSTONE HOMEOWNER'S ASSOCIATION, INC.

By: 
Conley Juban, President

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 18th day of June, 2012 personally appeared Conley Juban, President of Woodstone Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public In and for the State of Texas

Return to:
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PP 062-87-2291