

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room – FM 916, Rio Vista, Texas

Association Meeting Minutes – Thursday, October 2, 2014

OFFICERS PRESENT:

Jon Puryear – President
Michele Newman – Corresponding Secretary
Teri Morales- Recording Secretary
Kurt Newman – Treasurer

OFFICERS NOT IN ATTENDANCE:

Ronny Eller – Vice President

MEMBERS PRESENT:

John & Marcea Haubert
Michael Amador
Robert & Autrie Allen
Bob Bade

Jon called the meeting to order at 7:04 pm. Dr. Bob Bade gave the invocation.

MINUTES - Teri asked for any suggested changes to the July 10, 2014 Association Meeting minutes as distributed and posted on the NRE website. No additions or changes to the minutes were suggested. Marcea entered a motion to accept the minutes as published and Kurt seconded the motion. Motion passed unanimously.

TREASURER'S REPORT – Kurt presented the Treasurer's report as follows:

Balance Statement	
Beginning Balance:	\$ 20,253.47
Credit Total:	\$ 1,899.52
Debit Total:	\$ 1,068.46
Ending Balance:	\$ 21,084.53

Kurt stated that 54 members have paid their yearly dues so far. The next newsletter will come out in January so any input needs to be submitted by mid-December. Community cleanup is Saturday (October 11) at 8:30 A.M.; please meet at Gold Cup and Nolan River. Teri made a motion to accept the Treasurer's Report as presented and Marcea seconded the motion. Motion passed unanimously.

OLD BUSINESS-

Security Camera Purchase - Kurt informed the members that this is still in the research stage. No camera(s) have been found, as yet, to do what we think we want it to do, at least in the price range we had originally thought. Michael Amador provided valuable information as he deals with the installation of large, corporate type, security systems. He informed the board that systems are very expensive and difficult to maintain; also stating that about every 2 years systems are obsolete. Cameras that are effective at night are extremely expensive, \$3500-\$5000 per camera. Michael said that if trying to cover an area for evidentiary purposes than this type of higher quality camera is needed. If the plan is to have the camera accessible to community members then a license, which costs money and would have to be renewed, would be needed, along with a maintenance agreement, which also cost money. Wireless technology is very expensive. Jon gave a brief history of the reason behind the desire to purchase the camera(s); this included the frequency of problems, such as theft in the

community. Michael stated the other big thing is the storage of the data to include archiving the data, probably in a central location, requiring purchase of bandwidth which is also expensive. Storage of data might be in multiple terabytes depending on how many days of recordings are stored, 15, 30, 45 etc. During the discussion it was brought up that if the purchase of a camera was cost prohibitive, then maybe purchasing 'dummy cameras' to place around and move from time to time might be an alternative. Michael suggested to the group that this might be providing a false sense of security which might open the community to legal issues. For example, if someone believes they were protected by a camera and they ask for the footage because, say for example, they got robbed, and found out it was a dummy camera it might lead to legal issues. Michael suggested the legalities of a dummy camera be looked into before purchasing such. Discussion ensued about the possible sensitive nature of private property owners using cameras, and what if the camera picked up something unintentional, that another property owner did not want recorded. There were a multitude of potential legal issues mentioned by Michael and he suggested that all these things be explored before purchase. Currently a new camera has to be programmed with an "IP" and assigned to whoever is using it at that particular time and they have to have the password. Michael offered his expertise in helping with this venture. Discussion included whether this is even something the community really could afford, as it seems to be far outside the limited funds available. If the price comes down, as often technology items do, then this could be readdressed. Motion to table the security cameras topic was made by Kurt and agreed upon by members present.

Garage Sale - Michele reported the NRE garage sale will take place the 9th, 10, and 11th of October, 2014 (1 week from today) at the Newman home, 4844 Saint Leger Dr. Preparations have been going on since about 9/18/2014, thanks to all who have come to help. Lots of items have been donated, so if you are not available to help with the sale itself, maybe you can come and shop. Proceeds benefit the Rio Vista Volunteer Fire Department. Donations of soda or baked goods for sale at the garage sale will also be accepted. Flyers about the garage sale were provided to those present for placing around town to help advertise the sale. The final stage of setup, pricing of the items for sale, will be done October 4, 5, 6, 7, 8 (Saturday thru Wednesday).

Property Updates –

4900 S. Nolan River Rd - Kurt reported that Virginia is very appreciative of all the work done for her on her property. It has been a very heartwarming experience to see her smile so much. There is still a little work to be done, might take another 5-10 people about ½ of a day to complete, but will not even try to get that done till November. The most important thing is the leaking roof and fortunately Erik Dumas has offered to oversee that aspect of the project and he is aware of the desired November target date. Jon commented on how wonderful it was to see the community come together as a community and help one of our own; he remarked that he had always wanted to live in a place where people helped each other, that this was a very humbling experience and this is the vision he would like for our HOA and community. Thanks were offered to the many, many owners who contributed a great deal of time and effort to make this project happen.

4800 S. Nolan River Rd. - Virginia's son, Jesse's property, next door to hers. Kurt reported that he requested Virginia's help in discussing the cleanup of this property with her son. Kurt offered help if he needs it. Jon offered his help as well if it is needed.

4900 Saint Leger Dr. - This property is owned by the Bejar family. Jon reported he sent a friendly letter today about the rock pile and trash pile out front, next to the road, and the inoperable vehicles that are viewable from Saint Leger, and trash in that general area which our deed restrictions state cannot be there. The letter states basically "please clean this up, and if you need help please let us know." The letter that was sent is what was requested at the last HOA meeting.

'Guard House' 4942 Saint Leger Dr. - Jon reported that Erik Dumas sent out an email that same evening after the last HOA meeting stating that the guard house would be vacated within a few days, so that no legal action would be needed. The occupant has vacated the house so this issue is closed.

Amador Property 4620 Nolan River Rd. - Jon reported that everything that was requested of the HOA has been done, including two formal letters to the Amador family requesting a 'plan of action' to correct the three violations. Michael reported that he and his wife, Andrea, are not "rebels," that they are very quiet people and enjoy their peace. They planned to live peacefully here in this community. Michael reported that he bought the siding and roofing material at the same time, and had paid a gentleman to complete both projects. Unfortunately

that did not happen. Michael has made several attempts to contact the contractor who has informed Michael that he had lost his crew. The contractor told Michael that he was putting together another crew to complete his project. Michael will continue to keep in contact with the contractor to pursue completion of the project and if unable to complete with this contractor, he will pursue another plan as soon as possible, but he would really like to allow this contractor the time to complete the siding since it is already paid for. Currently Michael is not able to financially afford, nor does he have the 'means,' to complete adding the required the masonry to the front of the home. He explained some of the reasons why he is not able to complete this right now, including having 2 children in college. Michael thanked all the board members for their help and volunteerism. He said he and his wife support the HOA. Michael requested another 8 months before he will be able to start correcting this portion of the violation; he also requested that if anyone knows of a discount on masonry to please contact him. Jon encouraged Michael to contact him or any board member if he requires any help. Michael also kindly requested that sensitive information not be placed in the newsletter, that that public humiliation will not foster community harmony. He requested such items be placed only in the minutes. He also stated that he realizes that not all owners "police themselves" and are content not taking care of their properties, that this is the reason HOA's were developed. Jon voiced that he understands what he is saying and apologized for any hurt feelings because of this. Jon stated that the HOA will make that change, that it will be a good change, as the last thing we want to do is cause hurt feelings. Michael promised to keep the board posted on the progress. The Plan of Action is as follows: Siding completion - ASAP; Masonry - 12 months. Kurt made a motion to accept this timeline, seconded by Marcea. Motion passed unanimously.

NEW BUSINESS-

Ownership Update - No homes within NRE are currently for sale, only lots; however, it was reported that the Wortham's home may be going on the market soon. Two new property owners since last meeting are: The Vilhauer family has bought the property at 3760 Preakness Court and Simmons family has purchased Joan Ashcraft's second lot, on Ascot Drive, B6 is the number. There are 4 undeveloped lots in the community listed for sale and all of them were listed in the Newsletter.

Committee Reports:

Architectural Committee- Dr. Bob Bade reported no new information.

Animal Safety Committee- Marcea reports no new information; she reviewed the information presented at the last BOD meeting for those who may not have read the meeting minutes. Jon also reviewed that the HOA will/can purchase an inexpensive (\$3) pet ID tag for owner's pets at www.pettagsforless.com. Again micro chipping was encouraged.

CNRE Bylaw Change #8 (Second Vote) - Jon explained the need for a consecutive vote, at a second HOA meeting, in order to pass a change in the bylaws. The changes were identified as follows:

Section VII - Duties of Treasurer: The Treasurer will be responsible for maintaining all financial documents in a neat and orderly fashion. The Treasurer shall have custody of Association funds and shall keep full and accurate accounts of receipts and disbursements and books belonging to the Association and shall deposit all monies in the name of and to the credit of the Association in such depositories as may be designated by the Officers. The Treasurer will also update the membership as to the financial status of the Association at each meeting. All financial documents must bear the signature of the Treasurer. In the case of emergency legal action, the Treasurer will be responsible for setting the cost per member for the action. ~~The Treasurer will also assist the Secretary with refreshments at each meeting and the clean up following each meeting.~~ The Treasurer shall also keep a complete list of all active members pursuant to Article V, Section V. **The Treasurer shall make whatever reports are required to the State of Texas (Franchise Tax Report – due 15 May) and to the**

IRS (1120-H due 15 March). The Treasurer shall maintain a current Registered Agent Name with the State of Texas.

Section II - Rites of Motions to Pass: Any and all motions presented to the membership for approval must be accepted by a majority margin of active members present and voting. Only active members may make a motion or a second on a motion. Only active members may vote, and each active member is entitled to one vote per household per Article III, Section IV. This includes officers. All legal proceedings must also pass by a majority vote. **The use of any Association funds for legal purposes to include lawsuits must be approved by a majority vote of active members present and voting at an announced meeting.** When a vote regarding a financial decision of more than \$100.00 is taken, the votes will be counted twice, once by the President and once by the Treasurer.

Kurt made a motion to approve the second vote on these changes; Marcea seconded this motion. There was no further discussion. The motion passed unanimously.

Oktoberfest - This annual trick or treat hayride event is graciously being hosted by the Guereca's, at their home on Saint Leger on 10/25/2014. A flyer was recently sent to all owners requesting folks let Annie Guereca know who is interested in being a trick or treat house or being a trick or treater. Food will also be available at the Guereca's. The ride takes about 2 hours and is closely supervised. It is lead, as well as followed by cars to protect the passengers.

Officer Nominations for 2015 - Jon reported that the corresponding secretary, the recording secretary and the treasurer position are up for nomination at the next HOA meeting in January 2015. Nominees must be active members and willing to serve for 2 years. Nominations are due no later than 5pm on December 12th, 2014. There is no "formal" nomination process; nominations can be given to any officer, via email, in person, or by mail. Any nomination received at the January 2015 meeting will be accepted but will not be printed on the written ballot. Information will be provided at the end of December on how to do a mail in vote if needed. The tallying of the votes (both mail-in votes and in-person votes) will be done at the HOA meeting in January 2015.

OPEN DISCUSSION - GENERAL TOPICS

911 Signs - Yes they are still available. They can be obtained in one of two ways, either contact the fire department or contact Kurt. The cost is \$15 either way. Michael requested a new 911 sign and Kurt said he would take care of it.

There being no further business to discuss, Jon made the motion to adjourn and Dr. Bob Bade seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:10 pm.

Respectfully submitted by,
Teri Morales
CNRE - Recording Secretary