

COMMUNITY OF NOLAN RIVER ESTATES

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

Association Meeting Minutes - Thursday, January 2, 2014

OFFICERS PRESENT:

Jon Puryear – President
Ronny Eller – Vice President
Michele Newman – Corresponding Secretary
Kurt Newman – Treasurer (last 10 minutes of the meeting)

MEMBERS PRESENT:

Vicky Eller
John & Marcea Haubert
John McKay
Teri Morales
Ray & Carol Sherry
Sean & Mary Stotler
Guests: Mildred Townsend & Tanner Goff

President Jon Puryear called the meeting to order at 7:01 P.M. Jon gave the invocation.

MINUTES - Michele asked for any suggested changes to the October 3, 2013 Association Meeting minutes as posted on the CNRE website. No additions or changes to the minutes were suggested. Marcea entered a motion to accept the minutes as published and Mary seconded the motion. Motion passed unanimously.

TREASURER'S REPORT – In Kurt's absence, Michele presented the Treasurer's report as follows:

Balance Statement	
Beginning Balance:	\$18,996.49
Credit Total:	1.61
Debit Total:	205.62
Ending Balance:	\$18,792.48

Michele stated that to date, 57 owners have paid 2013 dues. She requested input for the April Newsletter by mid-March. The next clean-up day is scheduled for Saturday, 11 January 2014, at 8:30 AM. Jon stated that the financial records are available for anyone to see upon request. Marcea made a motion to accept the Treasurer's Report as presented and Sean seconded the motion. Motion passed unanimously.

OLD BUSINESS

CNRE Bylaws – Change 7 - Ronny read the suggested changes that appeared in the NRE October Newsletter and were approved by a unanimous vote at the previous Association meeting. Jon clarified that most of the changes were to either correct improper grammar usage or to put items into the bylaws that are already in practice, but needed to be formalized for future officers' usage. Jon explained that the bank does not check for two signatures on checks and that that safeguard is checked during the annual NRE financial audit by the audit team. Sean moved to approve the changes. Teri seconded the motion. The motion passed unanimously.

2013 Budget Results - Michele distributed a draft copy of the 2013 Budget Results. There were no questions.

2013 Annual Report – Copies of the 2013 Annual Report were distributed to attendees and will be posted on the NRE website. Jon reported on activities and accomplishments that took place in 2013. He highlighted the efforts of the Animal Safety Committee. He noted the successful community picnic in the spring and the Halloween Hayride in October. Also mentioned was the absence of a garage sale in 2013 due to shortage of donations but the 2014 Garage Sale should occur as planned.

NEW BUSINESS

Guest Speaker - Jon introduced his daughter, Tanner Goff, who had tried out for American Idol Seasons 9 and 10, making it to Hollywood her second try. Tanner shared some of her experiences behind the scenes including encounters with other contestants and the judges. It was very entertaining whether or not you watch American idol or are a fan of Steven Tyler.

Property Ownership Update – Michele reported the following:

1. Paul & Lynette Dunn have moved into their home at 5001 Nolan River Rd.
2. Jim & Geneva Ely have purchased the home at 4625 CR 1219.
3. John & Jo McKay have moved into their home at 4801 Nolan River Rd.
4. Jose & Marlene Rodriguez have moved into their new home at 4509 CR 1219.
5. Erik & Julie Dumas have moved into their home at 4942 St. Leger Dr.

Committee Reports – Jon asked if there were any committee chairs that had anything to report. Marcea shared that the committee formed by Kathy McClelland from the Cleburne Animal Shelter BOD and Marcea had not been very active the last few months but were still taking signatures for their petition urging Johnson County to provide an Animal Shelter for its residents. Apparently the Johnson County Sheriff's Office also transports strays to the facility on East Lancaster in Fort Worth. (The petition is available online at <https://www.change.org/petitions/johnson-county-commissioner-s-court-the-undersigned-residents-property-owners-of-johnson-county-texas-hereby-petition-johnson-county-to-provide-and-maintain-an-animal-shelter-for-use-by-county-residents> if anyone would like to sign it.) A paper petition was passed among members present to sign if desired. When Marcea's group is ready to go before the Commissioners Court again, Rick Bailey has offered to get them on the agenda. There were no other committee reports.

Extension Request – Jon explained that the Cummings family at 4513 CR 1219 has requested a 12 month extension to complete the outside of their home. Their home plans have been approved by the architectural committee and is already under construction. Sean moved to approve the 12 month extension to build the outside of their home. Teri seconded the motion. The extension request was unanimously approved.

Security Camera Purchase – Ronny explained that the officers are considering the purchase of a security camera with association funds that could be used to identify individuals that are damaging property, speeding or littering within Nolan River Estates. Jon listed four locations within the community that currently have issues: the corner of Saint Leger and Gold Cup, the Nolan River bridge, the Preakness cul-de-sac, the curve on Saint Leger. Previous attempts by several residents to identify vehicles with "deer" cameras proved unsuccessful. Attributes of the camera needs to include the following: activated by motion, take pictures at night and take clear pictures of license plates. Ray Sherry shared some of his experience with security cameras and made several suggestions to include addressing activation (i.e. via trip wire) and positioning of a camera. The main problem is since the suspicious activity is sporadic the life of the battery and monitoring become an issue. The camera would be added to the list of loaner items and

be available to residents to use within NRE. Since the funds for a camera purchase are allocated in the 2014 budget proposal, an affirmative vote for the budget also approves the purchase of a camera.

2014 Budget Proposal – Copies of the 2014 Budget Proposal were distributed to attendees. Michele stated that the Association is getting closer to its long-time goal of a \$20,000 emergency fund. Also the proposal infers that the amount of the Association dues will remain at \$41 for the year and that reminder notices will be sent. Mary moved that the budget for 2014 be approved as presented, to include the purchase of a security camera with the stipulation that the necessary research be accomplished prior to that purchase. Sean seconded the motion. The motion carried unanimously.

Election of 2014 Officers – Jon stated that Teri Morales volunteered for the position of Recording Secretary but not in time to be a part of the slate of officers nominated for 2014; however, she could be considered as a write in. Ballots were distributed and votes for 2014 officers were counted by Jon Puryear and Sean Stotler. The new officers for 2014 are: Jon Puryear, President; Ronny Eller, Vice-President; Kurt Newman, Treasurer; and Michele Newman, Corresponding Secretary and Teri Morales, Recording Secretary.

2014 Committee Chairs – All committee chairs have volunteered to continue to serve in their positions. Jon thanked everyone for their service.

2014 Goals - Jon asked for suggestions for 2014 Goals. Suggestions included: Straightening the community sign and leveling the stones around the base. Add to the crime prevention committee, make a donation to West, TX EMS from the garage sale, get additional volunteers for the garage sale and other activities, schedule an appliance / scrap metal pick up, encourage everyone to mow their own ditches, research the possibility of obtaining the capability to record the license plate number of everyone coming into Nolan River Estates.

Open Topics – Jon asked if there were any issues that anyone would like to bring up for discussion

1. **Recurring Dates List** - Michele passed out to attendees a list of the Recurring dates concerning the community that included dates of all the CNRE meetings. BOD meetings and deadlines for newsletter input.
2. **TAMER** – In response to a question, Jon explained that TAMER was a group of volunteers from various communities (on Monarch water) who have worked tirelessly to keep water rate increases as low as possible. Michele passed around a petition to object to water rate increases for Monarch customers to sign. John McKay said he had researched numerous well drilling companies. He said he would share his research with Jon with the possibility that if several owners joined together, they might be able to obtain a lower per-well drilling price.
3. **CNRE Financial Audit** – Mary Stotler volunteered to conduct the 2013 financial audit of CNRE. Kurt said he would contact her when the last end-of-year document was received.
4. **Cleanup Assignment** – John McKay requested an assigned area for the monthly cleanup.

There being no further business to discuss, Jon made the motion to adjourn and Ronny seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:30 PM.

Respectfully submitted by
Michele Newman
CNRE - Corresponding Secretary