

COMMUNITY OF NOLAN RIVER ESTATES

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

Association Meeting Minutes – Thursday, January 18, 2018

OFFICERS PRESENT:

Stephen Beyer – Vice President
Kurt Newman – Treasurer
Michele Newman – Corresponding Secretary

OFFICERS NOT IN ATTENDANCE:

Scott Lingo – President
Recording Secretary – Position Vacant

MEMBERS PRESENT:

Bob Bade	Geneva Ely	Stephanie Simmons
Sally Bade	Jim Ely	Mary Stotler
Dick Bennet	John Haubert	Chris Vidler
Lauri Bennett	Marcea Haubert	Darren Vidler

The meeting was called to order at 7:05 p.m. Bob Bade gave the invocation.

MINUTES - Michele asked if there were any changes to the minutes to the last meeting as they were published and distributed. There being none, Jim moved to approve them as published and Stephanie seconded the motion. Motion carried unanimously. Michele added that a “Recurring Dates” list will be added to the NRE web site. The list shows expected dates for NRE events.

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

Balance Statement	
Beginning Balance:	\$ 25,189.34
Credit Total:	\$ 151.75
Debit Total:	\$ 339.70
Ending Balance:	\$ 25,001.39

Kurt added that he had the ledger if anyone wanted to look at it. In 2017, 51 members paid dues. The next Newsletter will be April (input needed around mid- March), and the next Community Cleanup will be this Saturday, 10 February at 8:30 a.m. Stephanie moved to approve the Treasurer’s Report as presented and the motion was seconded by Bob. Motion carried unanimously.

OLD BUSINESS

Special Purchases – Kurt explained that no new idea to help identify the community had been received. He proposed moving forward with adopting distinctive sign posts with the understanding that the project would not exceed \$7,000. Kurt also explained that the one other idea was to rebuild the distinctive headwalls on all of the culverts at a prohibitive cost of over \$30,000. A discussion transpired on how much of a reserve fund was needed by the community and whether or not \$20,000 to \$25,000 was necessary. Jim Ely agreed to research the issue to obtain a more current figure. Jim moved to table

the distinctive sign posts project until the next meeting and Mary seconded it. Motion carried unanimously

Oktoberfest – Michele reported that the Guereca family held another great Oktoberfest. Turnout was around 125 people. Michele also thanked the Stotlers for organizing the hayride part of the event and overall assistance. It was mentioned that the Morris family setting up of their haunted house a week early to accommodate the Oktoberfest was greatly appreciated. The group was reminded that, after several years, the Guereca family is taking a break from hosting this event; therefore, if no one in the community volunteers to host, the event would not occur in 2018.

2017 Budget Report – Kurt provided the financial results for 2017. Bottom line, the on-hand funds for the end of the year is \$25,001.39 which is \$1,502.54 more than budgeted.

2017 Annual Report – Kurt provided a draft copy of the report and asked for any suggested thoughts on the report before it is put on the web site in about 2 to 3 weeks.

NEW BUSINESS

Property Ownership Update – Michele provided the following update:

1. Mathews home building on Preakness is still ongoing.
2. Bours new home on Nolan River Rd is well under way.
3. Joan Ashcraft's home on Nolan River is currently on contract and may close by the end of the month.
4. The Pittenger family purchased the Townsend property on the southeast corner, immediately outside of NRE.
5. Kathy El-Jabseh (4400 SL) may be putting her home on the market.
6. The Newman family home (4844 SL) is expected on the market for \$400,000 in the August and September timeframe.

Letter to Precinct – Kurt explained that the subdivision and the Precinct have a very good rapport. As a subdivision, NRE attempts to take care of as many issues as possible without calling on the Precinct. That being said, the group was informed that a current letter to the Precinct requested their assistance in resolving four issues. 1. Trimming the vegetation along the road between Gold Cup and 3878 NR. 2. Leveling the surface of Gold Cup. 3. Addressing the flooding over the road on the north side of Nolan River Bridge. 4. Addressing the bridge not sitting on its foundation.

Bob asked that the rough condition of Nolan River Rd., especially in the vicinity of Preakness Ct., be added to the list.

Committee Reports -

Architecture – House plans for the Bourg home (on NR, the second property on the left after Gold Cup) have been reviewed and approved. The home is about 2,330 sf, with the necessary masonry across the front and the garage doors facing away from the street. It looks like it will be a very nice home. It was explained that all but one home along the river on Gold Cup was outside the subdivision. Also the Townson property, now the Pittenger property, on NRE water system, is

outside the subdivision; however, NRE treats them the same as members of the community, i.e. receiving all information and being invited to all events, etc.

Garage Sale – The Newmans offered to host the community garage sale on April 26, 27 and 28 this year. Jim moved to approve it and Bob seconded the motion. Motion carried unanimously. What to do with the garage sale after 2018 was discussed. One idea was to discontinue the community event altogether and organize several private garage sales throughout the neighborhood on the same day, with the understanding that funds generated from them would remain with those households. The possibility of the Association continuing to make donations to the RV-VFD using funds from the annual dues paid by owners was discussed. Kurt said that there may be an owner available to continue the community garage sale. Kurt explained that the fire department receives not less than 51% of the net sales and all of the donations in the boot. The remaining amount supplements NRE. No final decision was made about what to do with the community garage sale or donations to the RV-VFD after 2018.

Good Samaritan – Stephanie was appointed the Good Samaritan. For 2018, the Newmans will continue greeting newcomers and sharing that information with Stephanie so she can make the ‘official’ visit for the community. Depending on how active the Good Sam is, it may be necessary to address the amount of funds budgeted for this program.

Animal Safety Committee – The community is still having a problem with coyotes. Kurt said that Jon Puryear and his team is willing to respond to any owner requesting their assistance and gives permission to work on their property.

2018 Budget Proposal – Kurt presented the proposed budget for 2018. It included annual dues remaining \$50 per year. Although included in the budget, he confirmed no money would be spent on distinctive sign posts until further discussion and approval of that project. Depending on how active the Good Sam is, it may be necessary to address the amount of funds budgeted for this program. Mary made a motion to accept the budget as amended. Jim seconded it. Motion carried unanimously.

2018 Officers Election – Votes were counted by Michele Newman and Stephanie Simmons. Stephen Beyer was elected President. Jim Ely was elected Vice President. Geneva Ely was appointed Recording Secretary.

2018 Committee Chairs – Stephanie volunteered and was appointed as the Good Sam Chair. The Chair of the Animal Safety Committee is still vacant. All other Committee Chairs will continue in their current positions for 2018 unless they say they are no longer available. Additional volunteers are welcome.

2019 Goals Suggestions Requested – The goals from 2017 will be repeated in 2018. Suggestions for new goals, anytime during the year, are also welcome and encouraged.

OTHER TOPICS – in response to questions from the members present, the following items were discussed.

C.O.P. Program – The need for additional volunteers was expressed. It was also explained that the program is not the usual sanctioned program, but it is modeled on that type of program. Kurt explained the primary purpose of the program is visibility. He added that two of the most important rules are no

confrontation and no-carry. The no-carry rule was established by the previous county sheriff. The current sheriff may be receptive to different guidelines.

Bylaws – A new draft of a Bylaws rewrite will be presented in the future. One important issue is to ensure that no one person or entity be allowed unreasonable authority.

Camera Purchase – The idea of having a security camera for the Association was discussed. The Association has wanted a camera, at a reasonable cost, that can record a front license plate on a vehicle, at night, travelling up to 60 mph. Several examples of possible use were mentioned. The group was reminded that the camera pointed toward the dumpster last year was stolen and because it was not connected to an external source, we don't know who did it.

Dumpster Program – The huge success of the spring dumpster program was discussed. The last two years, two dumpsters were used at a cost of \$427 each.

Water Well – Kurt provided a brief history of the community water system. The fire hydrants within the community are not usable by the fire department because their use would collapse the lines. To correct the problem would require replacing all of the water lines within NRE, cost prohibitive. There were major problems in the mid-90s with having adequate water within NRE. Co-op of the system was considered. The next owner of the system put in a well that reaches both the third and fourth water tables and since then we've had adequate water. The system is currently owned by Monarch. The system is a closed system, meaning it is not connected to any other system.

Audit of 2017 Finances – Mary said she is ready to do the audit when it is ready.

There being no additional topics to be discussed. Kurt moved that the meeting be adjourned and Mary seconded the motion. Motion carried unanimously.

Meeting adjourned at 9:02 pm.

Respectfully submitted by,
Michele Newman
Corresponding Secretary