

**COMMUNITY OF NOLAN RIVER ESTATES**  
RV-VFD Meeting Room – FM 916, Rio Vista, Texas  
**Association Meeting Minutes – Thursday, October 6, 2016**

**OFFICERS PRESENT:**

Scott Lingo – President  
Kurt Newman – Treasurer  
Michele Newman – Corresponding Secretary

**OFFICERS NOT IN ATTENDANCE:**

Vice President - Position Vacant  
Recording Secretary – Position Vacant

**MEMBERS PRESENT**

Ray Bejar	John Haubert	Randy Morris
Jim Ely	Marcea Haubert	Mary Stotler
Geneva Ely	Holly Morris	Michael Willing

Scott called the meeting to order at 7:05 p.m. Scott gave the invocation.

**MINUTES** - Michele Newman asked for any suggested changes to the July Association Meeting minutes distributed and posted on the CNRE website. No changes were noted. Marcea moved to accept the minutes as presented. Jim Ely seconded the motion. Motion carried.

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

Balance Statement	
Beginning Balance:	\$ 21,496.44
Credit Total:	\$ 1,691.89
Debit Total:	\$ 358.07
Ending Balance:	\$ 22,830.02

Kurt said since sometimes people ask, he provided a brief rundown of the main ledger credits and debits since the last HOA meeting: of the credits, dues are \$1,230 and advance garage sales are \$444. Kurt added that expenditures were mostly for garage sale supplies along with legal expenses of \$211 for the law suit against the owner of 4900 Saint Leger. He also said he had the ledger with him in case anyone wanted to see it.

To date, 55 members have paid dues. The next Newsletter will be January 2016 (input needed around mid- December), and the next Community Cleanup will be this Saturday, 8 October at 8:30 a.m. The Morris family who lives on CR 1219 volunteered to adopt CR 1219 for the monthly cleanup. At least one more family is needed to achieve a minimum number of adopted areas. Jim entered a motion to accept the Treasurer's Report as presented and the motion was seconded by Mike. Motion carried unanimously.

## **OLD BUSINESS**

**Update on Property Complaints** – Kurt recapped the complaint on 4900 Saint Leger.

The owner, Ray Bejar, of the property still has not cleaned up the visible trash on the property. The owner has had more than 2 years and numerous reminders to accomplish the cleanup. He has removed some inoperable vehicles and some trash but there is still visible trash. Ray indicated he did not want to see current pictures. Based on that noncompliance and two Community votes to do so, a law suit was filed against the owners on 29 August 2016. The hearing is set for Thursday, 20 October 2016, with Judge McBroom at 9 a.m. Ray was again offered assistance with the cleanup to include being provided a dumpster (\$427 cost) at no cost to him. He again declined any help and said, "I made it and I will take care of it." He objected to pictures being taken of his trash and asked how people would like it if he went around taking pictures of all of the other properties and filed complaints.

**Garage Sale** – Michele reminded members that the garage sale was one week away, next Thursday, Friday and Saturday (13-15 October). She said volunteers were making good headway and setup was on time so far. She said sending the emails listing possible work times had generated much appreciated help and she expressed her gratitude. Marcea wrote an article about the garage sale and provided it to the Cleburne Times Review. As a result Jessica Pounds, a reporter from the CTR, came out during set up and took some pictures and wrote an article that appeared on the front page of the paper today. John and Marcea will distribute fliers at the flea market and other places in town. Mary Stotler took fliers to her work and posted it on Facebook. Marcea said that the small handful of volunteers, mostly retired residents, is not enough to set up, organize and price as many as 41 tables of donated items. It's too large a project and too time consuming not to have more community support than that. As a result, she suggested that future garage sales be canceled. Kurt added that he and Michele have committed themselves to remain in NRE through 2017 and 2018; however, after that, they plan to move to the north side of the Metroplex sometime in the 2019 to 2021 time frame. This means the Newmans commit themselves to host at least one more garage sale if the community wants them to do so.

## **NEW BUSINESS**

**Property Ownership Update** – Michele said the 'Welcome Newcomers' was mistakenly left out of the October Newsletter and the following should have been included:

**Brandon & Heather Dickson** and their family have moved into their home at 4226 Saint Leger.

**Thomas Watson & Dana Duncan** are preparing to move into their home at 5045 Gold Cup.

**Greg & Jessica Stowers** have moved into 5001 Nolan River.

The **Ward** home at 5045 Nolan River has been sold to the **Vance** family.

**Oktoberfest** – Michele reported that Annie and Louis Guereca were hosting the event again this year and the flier went out with the newsletter. We need people to sign up to be stops and also to trick or treat. A follow up email will be sent.

### **Committee Reports** –

**Good Samaritan** – The Good Samaritan, Geneva Ely, is making visits to all newcomers.

**Animal Safety Committee** – Wild hogs are increasing in number. Two approaches are being considered: shooting them or trapping them then shooting them. Scott is still working on the issue. The “Dumping Animals is Illegal” signs appear to have had a positive impact; however, there has recently been a litter of kittens dumped on Nolan River. The members were reminded that the Association has animal cages in case a cage is needed for transport of an animal. Marcea asked about her suggestion to require tags on dogs and Scott said that topic would be discussed by the BOD.

There were no additional committee reports.

**2017 Officer Nominations** – Positions to be voted on at the January meeting are Corresponding Secretary, Recording Secretary and Treasurer. Kurt and Michele Newman volunteered to serve another two year term in their current positions. No additional nominations occurred. The members were reminded that nominations could be accepted up until the night of the election. Also if a position becomes vacant outside of the normal election process, the BOD may appoint a person to that position. Jim suggested that a special email with ‘job descriptions’ be sent to encourage volunteers to step forward for the officer positions.

### **OTHER TOPICS**

**Haunted House** – As part of the Oktoberfest hayride, the Morris’ have invited attendees to go thru their haunted “fun” house. This year the “fun” house is CarnEvil to include scary clowns. With the current issue with scary clowns, the Morris’ assured the members that they will tone it down for the youngest. The Morris’ are doing their CarnEvil as a fundraiser for Alzheimer’s. Although they are asking for a \$5 donation for adults and \$3 for kids, they have offered to let Oktoberfest hayride participants come for free and make a donation if they desire. Anticipated time to go thru the fun house is 25 minutes. Also, if parents prefer their children pass up the haunted house, that will be accommodated. They will also serve hotdogs and have games. A flier for the haunted house will be emailed to NRE owners.

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 8:02 pm.

Respectfully submitted by,  
Michele Newman

Corresponding Secretary