

**COMMUNITY OF NOLAN RIVER ESTATES**  
RV-VFD Meeting Room – FM 916, Rio Vista, Texas  
**Association Meeting Minutes - Thursday, April 3, 2014**

**OFFICERS PRESENT:**

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

**MEMBERS PRESENT:**

John & Marcea Haubert  
John McKay  
Michael Willing  
Nathan James  
Bob Bade  
Chuck Blevins  
Erik & Julie Dumas

President Jon Puryear called the meeting to order at 7:03 P.M. Dr. Bade gave the invocation.

**MINUTES** - Teri asked for any suggested changes to the January 3, 2014 Association Meeting minutes as posted on the CNRE website. No additions or changes to the minutes were suggested. Bob entered a motion to accept the minutes as published and Mike seconded the motion. Motion passed unanimously.

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

Balance Statement	
Beginning Balance:	\$ 18,792.48
Credit Total:	\$ 1,058.61
Debit Total:	\$ 182.27
Ending Balance:	\$19,668.82

Kurt stated that to date, 21 owners have paid 2014 dues. He requested input for the July Newsletter by mid-June. The next clean-up day is scheduled for Saturday, April 12, 2014, at 8:30 AM. Kurt stated that a reminder notice for HOA dues payment will be communicated mid-year for those who have not paid. Mike made a motion to accept the Treasurer's Report as presented and John seconded the motion. Motion passed unanimously.

**OLD BUSINESS**

**Security Camera** – Ronny explained that there has been no further information from Ray Sherry about a security camera. Last meeting it was approved to purchase with association funds, a camera that could be used to identify individuals that are damaging property, littering within Nolan River Estates and would be added to the list of loaner items available to residents to use within NRE. At the last meeting 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.

## **NEW BUSINESS**

**Property Ownership Update** – Michele reported the following:

1. The Smithwick home on St. Leger is listed @ \$399K
2. The Woodard home on Preakness is listed @ \$319K
3. Several undeveloped lots are also for sale on St. Leger, Preakness, and Ascot

**Committee Reports** – Jon asked if there were any committee chairs that had anything to report.

**Architectural** - Dr. Bade reported that 2 new homes are almost complete, 1 on Nolan River and 1 on CR 1219. Both are beautiful homes, drive by and take a look.

**Animal Safety** – Marcea reported that Kathy McClelland, committee co-chairperson, is searching for a contact to arrange a tour of the new Keller facility that houses both the jail and their animal shelter. Since Sheriff Alford has indicated that he would like to have whatever type of county animal shelter facility the commissioners choose under his department's direction, the committee hopes to bring this idea to Sheriff Alford after they have conducted a tour and gathered sufficient information about the facility. In turn, since Sheriff Alford has requested an addition to the existing county jail, the committee is hoping this might be an idea Sheriff Alford can share with the commissioners. Some of the additional space requested by the sheriff could also be used as an animal shelter under the same roof and the inmates could possibly assist with the maintenance of the shelter, thereby solving two problems at the same time. Hard copies of the petition signatures gathered so far from the rescue organization website that will provide additional backup for future presentations to the commissioners have also been requested and should be available soon. 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.

**Garage Sale** - Michele reported that there WILL be a garage sale this year the weekend of October 10<sup>th</sup>. Proceeds will benefit the Rio Vista Volunteer Fire Department and possibly some of it will go to the Community of West for their EMS services. Workers are needed desperately BEFORE the sale, starting about 3 weeks before, to organize, sort and tag items. This portion is very time consuming and requires a lot of work to get it together. Michele and Kurt have always held this event but Kurt has had increasing health issues and if this event is to continue more help from the community is needed. Sale days are easy to work; it is the days before where most of the help is needed. PLEASE consider volunteering. Contact Michele or Kurt if interested. There were no other committee reports.

**Social** – The Community Block Party has been cancelled for this year. Jon apologized stating there are just too many things going on this year to find a weekend before it gets too hot for the block party. The focus will shift to the “Oktoberfest” Halloween gathering in October this fall.

**TAMER Donation (VOTE\*)** - Kurt explained that TAMER is a volunteer organization that fights to keep water rates down. A document was sent out within the last year explaining what they have done for our community. Their staff is entirely volunteer except a lawyer who lobbies for those of us who do not have private water wells. This organization needs donations to stay afloat. Last year \$200 from the HOA was given. The same amount this year is suggested as well as encouragement for individual private donations. Kurt entered a motion for CNRE to send TAMER \$200. Marcea seconded the motion. Motion passed unanimously.

**Deed restriction violation** - Complaints about more than one residence being on the Dumas property on St. Leger have been received; someone has been living in the small house near the entrance, often referred to as 'the guard house.' It was built before the Dumas family purchased the property. Erik verified that a close family friend is living there while attending school. Current NRE deed restrictions do not allow more than one residence on a lot. And, the current NRE deed restrictions do not allow a variance to that restriction. Erik stated that he has always improved the value of property he has owned and they would never do anything to decrease the value of their property on Saint Leger. Kurt gave information on the timeline/history of the buildings on the property. (The first two owners said the guard house was a temporary residence until they built a real home. The third owner used the guard house for storage. The fourth owner might have allowed people to live in it on a temporary basis.) There was much discussion amongst the attendees about possible ways to proceed. Jon reiterated that this is a property owner decision NOT a Board decision as to what direction to take. Erik also informed the group that the county now has laws in place that prohibit building more than one residence on a lot. Erik offered to provide the link to this county information. After considerable discussion, suggestion was made to draft a change to the NRE deed restrictions to allow a variance for a previously existing circumstance. This suggested change would require a vote by NRE owners. Erik agreed to help with drafting a change to the deed restrictions, some PR information, and a ballot by the third Monday in April. The draft amendment will then be presented at the next HOA meeting in July and if acceptable, ballots would be sent out for a vote. It was made clear that more than 50% of the owners had to approve the change for it to be adopted, and if an owner does not return a vote then it is counted as a "not in favor" or "no" vote.

### **OPEN DISCUSSION - GENERAL TOPICS**

**Private Water Well** - Information was provided by NRE owner John McKay. He has called several companies in different areas that drill water wells; there is a noticeable difference in what each company provides. Kurt suggested that maybe John could speak with one of the companies to see if a representative might be willing to attend one of the HOA meetings in the near future and give a presentation. John stated he would be happy to do that.

**Next HOA Meeting** - It was brought up that the next HOA meeting is July 3<sup>rd</sup>, 2014. Kurt mentioned that this might be poorly attended due to the July 4<sup>th</sup> holiday and people traveling or having other plans. Suggestion was made to move next HOA meeting to July 10, 2014. Mike made the motion and Kurt seconded. Motion carried unanimously.

There being no further business to discuss, Kurt made the motion to adjourn and Bob seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:55 PM.

Respectfully submitted by,  
Teri Morales  
CNRE - Recording Secretary