

COMMUNITY OF NOLAN RIVER ESTATES

Bigg's Residence — 4844 St Leger, Cleburne, Texas, 76033

Community Board Meeting Minutes – Tuesday, April 17, 2022

OFFICERS PRESENT:

Jon Puryear - President
Scott Lingo – Vice President
Amy Lingo - Treasurer (appointed)
Annie Guereca - Corresponding Secretary (appointed)
CC Biggs – Recording Secretary (appointed)

MEMBERS PRESENT:

James and Jill Thomas
David and Jean Fernandez
Dan and Gail Deckert
Julie Dumas
Jennifer Grisham
Mary Stotler
Kerry and Teri Ainsworth
Jim and Geneva Ely
Louis R and Louis M Guereca
Tim Biggs

<u>ITEM #</u>	<u>DESCRIPTION OF AGENDA ITEM</u>	<u>OFFICER REPORTING</u>
1.	Call to order: The meeting was called to order at 7:02 PM by:	Jon Puryear
2.	Invocation by: Jon Puryear	
3.	Welcome New NRE HOA Members/Guests All attendees introduced themselves and new members recognized	Jon Puryear
3.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting	CC Biggs
	CC Biggs stated the minutes were posted on the website and did anyone have changes	
1.	Approval of minutes VOTE: Passed Motion by: Mary Stotler Second by: Jim Ely and motion passed unanimously	
B.	Review/Approval of Financial Statements	Amy Lingo
	Amy Lingo reported the current financials and the 2022 Annual Budget to be \$29,495.37 25 members out of 95 members have paid 2022 HOA dues. When the 2022 budget was made, it was hoping that at least 50 members would pay.	
1)	Quarterly Financial Reports VOTE: Passed Motion by: Jim Ely Second by: Tim Biggs Motion passed unanimously	

- C. Committee Reports: Scott Lingo
- 1) Architectural Jim Ely
1. Simmons on Ascot have a construction project that meets all of the CC&Rs and Bylaws
 2. Newly sold property on Ascot has dirt being dumped but no plans have been submitted.
 3. Two lots on St Ledger sold without plans to build
 4. One lot on Preakness and another purchased on Preakness cul-de-sac.
 - a. Discussion and clarification about the CC&Rs define each lot being a "single family residence" and "mother in law" houses or rented outbuildings are violating the deed restrictions.
- 2) Realtor Stephanie Simmons
1. Not present
- 3) Welcome Stephanie Simmons
1. Not present
- 4) Activities Annie Guereca
- Springfest will be held on June 4 from 4-8 pm.
 Donations will be taken for the Rio Vista VFD
 Brisket Cook Off
 Potluck and Annie will have a list so contact her on what to bring
 HOA will provide hotdogs, buns, drinks, and condiments
- 5) Good Samaritan Open Position
1. No report
- 6) Neighborhood Watch Kerry Ainsworth
- New magnetic signs will be made and hopefully donated
 Volunteers to be on the Neighborhood Watch Team:
 Jon Puryear
 Scott Lingo
 Scott Simmons
 Jim Ely
- 7) Clean-Up Open
1. Scott mentioned a new property owner may be interested
4. Old Business Jon Puryear
- A. 2022 Goals Jon Puryear
1. Tabled by Jon Puryear to be presented at the next quarterly meeting

5. New Business Jon Puryear
- A. HOA Bylaw DRAFT Changes VOTE: Passed Jon Puryear

Motion by: Mary Stotler Second by: Jim Ely

The following discussion topics were brought up and discussion ensued:

1. Jon Puryear read the proposed changes highlighted in yellow. Mary Stotler questioned why the “at a scheduled meeting” was added. Jon stated to keep consistency throughout the rest of the Bylaw wording.
2. Mary Stotler also made the suggestion on voting for community issues bylaws that it be discussed to be changed allowing early voting instead of just active members present at the meeting. Jon stated that this would be placed on the next quarterly Community Meeting.
3. Jon stated a Special Meeting would be called in May to hold the second vote.

- B. NRE Website Changes Jim Ely

1. Reported that a new form has been added that allows a current property owner to submit their updated contact information to follow our Bylaws and Senate Bill 1588.
2. A new form will be added to pay your HOA dues online soon. This will charge the financial institution’s fee added on to the HOA \$50 fee. There is a red button that has been placed on the Home Page that will direct members to pay online.

6. Owner/Guest Forum re Items not on Agenda Jon Puryear

1. Allen’s Property on Ascot James & Jill Thomas
- a. Cows getting out
 - i. Discussion about the cows constantly getting out. Jon said that if this occurs to call the Sheriff’s Department to report since it is a traffic hazard and emergency.
 - b. Condition of dogs on property
 - i. Discussion ensued about the many dogs on this property and the unhealthy living conditions. Jennifer may be interested in becoming the Chair of the Animal Safety Committee and will talk more with Jon.
 - c. Condition of property: trash/inoperable vehicles
 - i. Discussion ensued and it was agreed that a Letter of Violation would need to be issued. Jon Puryear suggested that we offer a “Community Cleanup” to help them clean up their property instead of issuing a Letter of Violation. Jon will speak with them about this.

7. Meeting Adjournment

As no further discussion was entertained, Motion by: Mary Stotler Seconded by: Jennifer Grisham.

Meeting adjourned at 8:58 PM.

Respectfully submitted by:



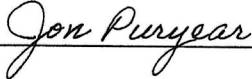
Cecilia Biggs (May 6, 2022 14:39 CDT)

CC Biggs

NRE HOA Reporting Secretary

May 6, 2022

Date



Jon R Puryear

NRE HOA President

May 5, 2022

Date