

COMMUNITY OF NOLAN RIVER ESTATES
RV-VFD Meeting Room – FM 916, Rio Vista, Texas
Association Meeting Minutes – Thursday, July 7, 2016

OFFICERS PRESENT:

Scott Lingo – President
Kurt Newman – Treasurer

OFFICERS NOT IN ATTENDANCE:

Sether Vilhauer - Vice President
Michele Newman - Corresponding Secretary
Recording Secretary – Position Vacant

MEMBERS PRESENT

Bob Bade	John Haubert	Mary Stotler
Sally Bade	Marcea Haubert	Michael Willing

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

MINUTES - Kurt Newman asked for any suggested changes to the April Association Meeting minutes distributed and posted on the CNRE website. No changes were noted. Mary Stotler moved to accept the minutes as presented. Dr. Bade seconded the motion. Motion carried unanimously.

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

Balance Statement	
Beginning Balance:	\$ 22,932.18
Credit Total:	\$ 817.71
Debit Total:	\$ 2,253.45
Ending Balance:	\$ 21,496.44

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 were \$641 and recyclables were \$161. Kurt added that expenditures included a donation of \$860 to TAMER, \$411 to Go Daddy for our web site, and \$870 for the dumpster/cleanup project. He also said he had the ledger with him in case anyone wanted to see it.

To date, 32 members have paid dues. The next Newsletter will be October 2016 (input needed around mid- September), and the next Community Cleanup will be this Saturday, 9 July 2016 at 7:30 a.m. Mike Willing entered a motion to accept the Treasurer’s Report as presented and the motion was seconded by Mary Stotler. Motion carried unanimously.

OLD BUSINESS

Update on Property Complaints – Scott discussed the complaints recapped from the HOA minutes of 7 January 2016 and informed the members of the current status.

4900 Saint Leger: A letter was initially sent to the property owner in October of 2014 requesting cleanup of the property. Since the cleanup was not completed by April of 2016, the Association voted at the April Association meeting to give the owner until 30 June 2016 to complete the cleanup. Although some of the work has been finished, the job has not been completed to date. Offers to assist with the project have not been accepted by the owner. After discussion, attendees felt that there was no recourse but to take further action as stated in the April request sent to the property owner. As a result, a letter requesting the initiation of legal proceedings will be prepared and filed with the Johnson County Justice of the Peace.

Deed Restriction Change – 15’ vs 25’ Building Setback – Kurt updated members on progress to approve the deed restriction change that would change the existing 25’ setback from property lines for adding an outbuilding to a property to 15’. The proposed restriction change needs 51% of the members approving to pass. To date, the change needs 21 additional members to approve it.

Dumpster Project (Needs Vote) – Kurt reported that the dumpster project to clean up the community was a great success. In fact, it was so successful that a second dumpster needed to be ordered. Payment for the second dumpster and payment to haul off over 22 tires that had been left at the dumpster (residents were told beforehand that tires were not allowed), resulted in an expenditure totaling \$427. This amount had to be paid by the Treasurer “up front” rather than waiting for the normal approval by the Association membership at an Association meeting. As a result, a vote to decide how this expenditure should be handled needed to be taken at tonight’s Association meeting. After discussion, the attending membership agreed that since this was a very beneficial service to all community residents, the extra amount should be expended from Association funds. Mike Willing entered a motion to pay the additional \$427 expenditure from Association funds and Mary Stotler seconded the motion. The motion carried unanimously.

NEW BUSINESS

Property Ownership Update – Kurt reported that the only property ownership change since the July newsletter was distributed was the sale of the Ross property located at the corner of Gold Cup and St. Leger. It has been purchased by Thomas and Dana Watson.

New Web Site – Kurt said Jon Puryear got the new website up and running and Kurt is working on the “fine tuning.” Members can reach the new website by searching either www.nolanriverestates.com or nolanriverestates.com.

Committee Reports

Garage Sale – The garage sale is scheduled for October 13, 14 and 15. Volunteers are needed to set up the sale and work the sale on sale days. Volunteers are needed the most to set up the sale area and mark items. Four or five volunteers can handle the actual sale days. Michele will send out more information on this project closer to the time of the sale. Scott stressed the importance of community assistance for this project.

Good Samaritan – Kurt reported that Geneva Ely on CR 1219 is the new Good Samaritan.

Telephone Committee - Mary Stotler did not have any current Telephone Committee business to report; however, she said she would be glad to assist with telephone calls and emails regarding the Garage Sale project when necessary to obtain volunteers.

Animal Safety Committee - Scott Lingo stated the importance of working on stray animal problems within the community. He stressed the importance of keeping vaccinations up to date according to state laws and suggested re-starting a tagging program for resident pets so those pets can be separated from the strays that come into the community. He also urged members to have their pets checked for heartworms. Dr. Bade said that he really appreciated the Alvarado vet visit to member homes that was recently arranged by the Lingo family. Just a few owners responded to this service, but it was suggested that more advance notice might be given in the future to allow more property owners to participate. After checking, the costs for this service fell well within those services provided for office visits to area vets, but provided the convenience of not having to take pets and livestock to the vet.

No additional topics were discussed in "Open Discussion." As a result, Mike Willing entered a motion to adjourn the meeting at 7:40 PM and Dr. Bade seconded the motion. Motion carried unanimously.

Respectfully submitted by,
Marcea Haubert
(Acting) Recording Secretary