

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista Volunteer Fire Department, FM916, Rio Vista, Texas, at 7:00 pm
Community Board Meeting – Tuesday, October 18, 2022

Officers in Attendance:

President: Jon Puryear

Vice President: Scott Lingo

Treasurer: Amy Lingo

Corresponding Secretary: Annie Guereca

Recording Secretary: CC Biggs

Members in Attendance:

Jim and Geneva Ely

Mary Stotler

Kerry Ainsworth

Darren and Christine Vidler

Richard Bennett

Timothy Biggs

Melanie Cornwell

Daniel and Gail Deckert

David and Joan Fernandez

ITEM #	DESCRIPTION OF AGENDA ITEM	OFFICER REPORTING
1.	Call to order: at 7:03 pm	Jon Puryear
2.	Invocation Given by Jon Puryear	Jon Puryear
3.	Welcome New NRE HOA Members/Guests None in attendance	Jon Puryear
4.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting PASSED Motion by: Jim Ely Second: Stephanie Simmons	CC Biggs
B.	Review/Approval of Financial Statements	Amy Lingo
	1) Quarterly Financial Reports PASSED Motion by: Stephanie Simmons Second: Tim Biggs	
C.	Committee Reports:	Scott Lingo
	1) Architectural Some projects were submitted	Jim Ely

- 2) Realtor Stephanie Simmons
 April 2021-Current there are 6 properties total 2 land listings have sold
 For sale: 5 acres on Preakness \$210 and 10AC at \$350

- 3) Welcome Stephanie Simmons Stephanie
 wants to go back to 2020 and Jim to get the Title letters so she could send the Welcome Packets to all new members since then who haven't received them. All approved.
- 4) Activities Annie Guereca
 Dumpster Program went well. 1 dumpster only
 Garage Sale went well
 Fall Festival - approx 50 attendees & 9 stops & 3 chili entries
- 5) Good Samaritan Open Position
- 6) Neighborhood Watch Kerry Ainsworth
 Still needs the magnetic signs made by Annie
 Kerry reported that he patrols twice a week annually
- 7) Clean-Up Open
 Scott reported that this position is open if someone is interested

4. Old Business

A. Property CC&R Violation Complaints

Jon Puryear

1.) **4333 Ascot Drive, Allen's property**

Jon reported that the court date is January 27th to enforce the owner to clean up their property. They have mowed and moved some of the junk around a little. However, they never responded to any communication and didn't accept the certified letter. They did accept the court case.

2.) **4900 St Leger Drive, Ray Bejar's property**

Jon reported that even though Ray told him on the phone that his property would be clean of trash, debris, and vehicles no more than 3 weeks, it still hasn't been done. Jon stated that he will be filing a court case against him again. This will be the 4th time the HOA has taken him to court over his property.

3.) **4501 Ascot Drive, Mark Allen's property: business Red Barn**

Jon reported that the court date is December 1st at 9:00 am and requested as many property owners to attend the court date to show their support. Jon stated that he met with our attorney who has always given the CNRE free legal advice. However this time, the attorney advised us to retain his services to represent us in this legal case. He demands a \$5000 retainer fee and Jon requested a motion be made to accept this. Motion made by: Mary Stotler Seconded by: Jim Ely and approved unanimously. Jon will deliver the retainer check to the attorney tomorrow.

5. New Business

A. Short Term Rentals (STRs) like Airbnb, etc.

Jon Puryear

Jon stated that the survey results were inaccurate because it allowed multiple completions, more than one per household, and other factors. He stated he wanted to table this issue for now and put it back on the agenda next year. Currently the STRs are a violation of the current DR&C

#1 at a minimum and could be a violation of #16 by a nuisance and obnoxious. Jon stated that he wanted all members to think about the wording of changing #1 by breaking it into separate topics like, the single family residence, then the business on a property. Jon even asked members to consider if they would like to add some type of wording like Accessible Living Units that would be an outbuilding specifically approved for elderly parents/children that isn't connected to the single family residence. No rent/lease would be able to be charged for this and it would take an approved variance to construct one. This was a thought by Jon to be discussed next year as this would also create another line item separating #1.

B. Speed limit changes for all NRE roads

Scott Lingo

Scott made the recommendation that the CNRE write the Precinct 1 County Commissioner Rick Bailey to reduce all residential roads within NRE to 30 mph. There was discussion about including S Nolan River Road as some members didn't want that street lowered to 30 mph. Scott made a motion to request all NRE roads to be lowered to 30 mph but have the ability for the County Commissioner to remove S Nolan River Road and CR 1219 if he feels that would cause all of it to fail. It was seconded by Mary Stotler. More discussion ensued about not including S Nolan River Road. Jon took a vote of the attending members on including ALL NRE roads in the request to reduce the speed limit to 30 mph. Result: 7 Yays and 5 Nays. The President did decide to vote since it was a 6-5 vote and Jon voted Yay. The majority of Yays will have the President write a request letter to Rick Bailey to reduce all NRE roads to 30 mph with the ability to remove S Nolan River Road and CR 1219 if it appears it may affect the passing of the other roads.

6. Owner/Guest Forum Items not on Agenda

Scott Lingo

Jon stated that there were 3 officer positions open for nominations in January 2023's meeting. The offices are the Treasurer, Corresponding Secretary, and the Reporting Secretary. Any active member may be nominated, if they accept, for any of the 3 positions. They are a 2 year commitment and will be voted on in the January 2023 meeting. Jon stated he already nominated the existing individuals holding these offices.

Anybody's water pressure dropping fluctuating? Ascot Vidler's

Stephanie asked for fall decorations to be used for the Fall Festival if anyone has any.

7. Meeting Adjournment

Jon Puryear

The motion was made for adjournment and Jon adjourned it at 8:53 pm.

Submitted by CC Biggs the Recording Secretary:

Approved on January 17, 2023: