

**COMMUNITY OF NOLAN RIVER ESTATES**  
RV-VFD Meeting Room – FM 916, Rio Vista, Texas  
**Association Meeting Minutes – Thursday, April 6, 2017**

**OFFICERS PRESENT:**

Scott Lingo – President  
Stephen Beyer – Vice President  
Kurt Newman – Treasurer  
Michele Newman – Corresponding Secretary

**OFFICERS NOT IN ATTENDANCE:**

Recording Secretary – Position Vacant

**MEMBERS PRESENT:**

Audra Allen                                        Bob and Sally Bade  
Laura Beyer and children                    Jon Puryear

Scott called the meeting to order at 7:06 p.m. Bob Bade gave the invocation.

**MINUTES** - Michele Newman said the minutes of the last HOA meeting had been posted to the NRE web site and asked if there were any suggested changes. There were none. Jon moved to accept the minutes as published and Bob seconded the motion. Motion passed unanimously.

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

Balance Statement	
Beginning Balance:	\$ 23,798.85
Credit Total:	\$ 845.62
Debit Total:	0
Ending Balance:	\$ 24,644.47

So far this year 20 owners have paid dues. The next Newsletter will be July 2017 (input needed around mid-June), and the next Community Cleanup will be this Saturday, 8 April at 8:30 a.m. Bob entered a motion to accept the Treasurer's Report as presented and the motion was seconded by Jon. Motion carried unanimously.

**OLD BUSINESS**

**Update on Property Complaints** – Kurt reported that the law suit against the owner of 4900 has ended after almost 4 years. The owner has complied with the requirement to clean up the property. The final Court Order requires the owner to pay the HOA the Court cost of \$211 and any other expenses the community expended. It was agreed to not ask the owner to pay anything beyond the \$211.

**Dog Tag Survey Results** – Michele reported that a total of 21 owners responded to the survey. Eight owners voted to make dog tags mandatory and 13 voted to leave the use of dog tags as voluntary. Based on this response, placing dog tags on dogs will remain voluntary.

## **NEW BUSINESS**

**Property Ownership Update** – Michele said there is only one home for sale within NRE and that home is 4437 Ascot, 2,281 sq. ft. on 5 acres, built 1997, asking \$289,900.

**Springfest/Block Party** – As was reported in the April Newsletter, the event is being held at the Puryear home at 4324 Ascot on Sunday, 30 April. A port-a-potty will be provided by the HOA. Michele will send out another email specifically dedicated to this event. Jon will check the cost of ‘event insurance’ and ‘umbrella insurance.’

**Dumpster Program** – Kurt said the dumpster will be delivered on Friday, 26 May and will be picked up on Monday, 5 June unless it is full before then. The same rules apply as have applied in the past and were published in the April NRE Newsletter. Bob’s Rural Garbage supplies the dumpster, but before the program is put into place in 2018, Kurt will do another cost survey and will include Access. After discussion, Jon moved to allow Kurt to make the decision to have a second dumpster this year if the first one fills up too fast. Bob seconded the motion. Motion carried unanimously.

## **Committee Reports** –

**Architecture** – No new plans have been received for review

**Good Samaritan** - Michele said our Good Samaritan, Geneva Ely, is up to date.

**Animal Safety Committee** – Scott said the problem with coyotes and pigs still existed and he and his team are still prepared to respond if requested as previously reported.

**Garage Sale** – Michele reported that the garage sale will probably skip this year unless a lot more donations are received.

## **OPEN DISCUSSION**

**Bob Moore** – Longtime NRE resident is now at home and on hospice.

**Allen’s House Fire** – Audra Allen graciously expressed the Allen’s family sincere thanks for the help received from the community subsequent to their home being lost to fire. Jon also offered to help with providing machinery if needed to help clear debris.

**Smoke Alarms** - Scott reminded everyone that he had previously said smoke alarms should be replaced every 10 years. He said the Mansfield Fire Department has several that can be provided to NRE owners at no cost. Contact Scott with requests.

**Vehicle Identification Tags** – The Kerby family asked if the use of a decal to identify vehicles of NRE owners might help make us safer by identifying vehicles that might not belong in the community. Some pros and cons were discussed. Jon will check on the cost of decals.

**Vet Program** – Michele reported that the vet from the Alvarado Veterinary Clinic is no longer available and she is working with a new person in an effort to set up the same program as last year. The target date for the visit is 9 May. Michele will send out an email once more details are worked out.

**Lighting for the NRE Community Sign** – Bob asked if lighting the community sign had ever been considered. That possibility has been discussed before and because the sign is shot at without lighting, it would probably be shot at more often if it there were lights on it. It currently has a bullet mark on it.

Meeting adjourned at 7:56 pm.

Respectfully submitted by,  
Michele Newman  
Corresponding Secretary