

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista Volunteer Fire Department, FM916, Rio Vista, Texas, at 7:00 pm

2023 CNRE Q3 Community HOA Meeting – Tuesday, October 17, 2023

OFFICERS:

Jon Puryear- President
Amy Lingo- Treasurer
Annie Guereca- Corresponding Secretary
CC Biggs- Recording Secretary

ATTENDEES:

Timothy Biggs	Francisco Santos
Melanie Cornwell	Louis Santos
Dan and Gail Deckert	Stephanie Simmons
David and Jean Fernandez	Mary Stotler
Cindy Keele	

ITEM # DESCRIPTION OF AGENDA ITEM OFFICER REPORTING

1.	Call to order:	@ 7:04 pm	Jon Puryear
2.	Invocation		Jon Puryear
3.	Welcome New NRE HOA Members/Guests-none were present		Annie Guereca
4.	Immediate Action Items		
A.	Approval of Minutes from Prior Meeting	VOTE	CC Biggs
	Motion: Mary Stotler. Seconded: Timothy Biggs	Passed unanimously.	
B.	Review/Approval of Financial Statements		Amy Lingo
	1) 2023 Q3 Financial Reports.	VOTE	
	Motion: Mary Stotler. Seconded: David Fernandez	Seconded	Passed
	unanimously. It was noted that fifty dues payments have been received in 2023.		
C.	Committee Reports:		Scott Lingo
	1) Activities		Annie Guereca
	Fall Festival reviewed by Stephanie Simmons and will be discussed in line item.		
	2) Animal Safety		Jennifer Grisham
	Not present		
	3) Architectural		Jim Ely
	Not present		
	4) Clean-Up		Open
	No report		

5) Good Samaritan
Not Present

Jennifer Vanderlaan

6) Loaner

Mary Stotler

Mary Stotler stated we needed more chairs. Stephanie said we have money in the budget to purchase more. Mary needs to get an inventory and get it to Amy Lingo for purchase.

7) Neighborhood Watch

Kerry Ainsworth

Not present but Jon spoke about the blue vehicles on Nolan River Road. No incidents.

8) Realtor

Stephanie Simmons

Stephanie Simmons stated Ray Bejar's property has a pending contract. Property on Nolan River Road still for sale and the price has dropped.

5. Old Business

A. Property CC&R Violation Complaint Updates

Jon Puryear

1) 4333 Ascot

Jon reported that at the last court hearing, the Judge ordered that the Allen's had 30 days to clean up the property. If they don't, he will issue a fine of \$6000 and refer us to a higher court. Jon stated they haven't performed any additional clean-up activities and reported this to the court for another hearing requesting the Judge to order his last judgement and that court date is Oct 19th.

2) 4900 St Leger

Jon stated Ray Bejar has a contract on his property and the contract states he must clean up his entire property prior to closing. Hopefully the sale will be successful. Ray did call Jon after he received the letter of violation and stated the two vehicles just needed a new battery and he would move them into the shop or behind the tree line. To date, Timothy stated that hasn't been done.

3) 4337 Ascot

Jon reminded everyone of what was voted on in the last meeting. The Santos family was in attendance and presented a check to reimburse the CNRE of the attorney fees and a letter requesting a variance to be approved by the CNRE Members regarding their 15' setback. Mary Stotler made a motion to approve, Stephanie Simmons Seconded and it was approved unanimously. Jon will email Mr. Santos the approval letter.

6. New Business

A. Property Violation Complaint Update

Amy Lingo

1) 4221 St Leger

Jon stated from the last meeting, the Membership voted to send a certified letter of Violation of the Deed Restrictions of the many unknown individuals causing fear in the neighborhood which was causing a nuisance. Also, individuals were living in a RV on the rear patio. Amy Lingo stated that the property owner called her after receiving the letter and stated that he was helping some homeless people by letting them stay on his property, however they created problems and he made all of them leave. He stated that he learned a hard lesson and wouldn't do that again. He stated that there is a person living on his property who provides security in the owner's absence. Jon stated that it is

the EBOD's opinion that all the issues violating the Deed Restrictions have been corrected and recommends that no further action be taken. The Membership agreed.

- B. Fall Festival Octoberfest Annie Guereca
Stephanie Simmons stated there were currently only 10 individuals who have RSVP'd to attend. Jon stated that he would email the NRE about the event and copy/paste the RSVP links in hopes of getting more people to attend. Stephanie has already posted it again on the NRE Facebook page. If we don't get more people to attend by this Friday 10/20, she recommends canceling the event. We will do everything possible to notify the NRE and raise more awareness. At present, here are the needs for the Fall Festival: 8-10 homes to sign up for hayride stops/candy distribution, 3 trucks and trailers with hay for riders, 5-10 chili cook-off participants, 2-3 folks to help with set-up at the Simmons residence Oct. 28.

- C. Discussion of issues/items not on the Agenda Jon Puryear
Timothy Biggs stated that there was a NRE Facebook post that wasn't very "neighborly" but instead was hateful. He wanted people to be nice to each other and more neighborly when posting on Facebook. Also, to call the neighbors that you have an issue with directly instead of posting it on Facebook. Timothy also suggested that it be communicated to all residents to wear reflective clothing when walking down the roads at night. Jon stated that he would email the NRE, post it on Facebook, and write a column in the December newsletter.

7. Adjournment Jon Puryear
Motion Mary Stotler, Second by Timothy Biggs. Passed unanimously. @ 8:05 pm