

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room – FM 916, Rio Vista, Texas

Association Meeting Minutes – Thursday, April 7, 2016

OFFICERS PRESENT:

Scott Lingo – President

Kurt Newman – Treasurer

Michele Newman - Corresponding Secretary

OFFICERS NOT IN ATTENDANCE:

Sether Vilhauer - Vice President

Recording Secretary – Position Vacant

MEMBERS PRESENT

The Allens

Jim Ely

Mary Stotler

Bob Bade

John Haubert

Michael Willing

Sally Bade

Marcea Haubert

Geneva Ely

Amy Lingo

Scott called the meeting to order at 7:03 p.m. Bob Bade gave the invocation.

MINUTES - Michele said a suggested change to the minutes of the January 7, 2016 Association meeting had been received. The request was to note that the Chair of the Animal Safety Committee was not returning in 2016 and the position was therefore vacant. Michele said that that fact would be noted. No other additions or changes to the minutes were suggested. Marcea Haubert moved to accept the minutes as published with the one noted change. Mary Stotler seconded the motion. The motion carried unanimously.

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

Balance Statement

Beginning Balance: \$ 22,016.52

Credit Total: \$ 1,117.37

Debit Total: \$ 255.71

Ending Balance: \$ 22,016.52

Kurt said since sometimes people ask, he provided a brief rundown of the main ledger credits and debits since the last HOA meeting: dues was almost all of the credits and the debits were \$157 to replace a stolen do-not-litter sign and the rest was postage and mailing costs. He also said he had the ledger with him in case anyone wanted to see.

To date, 22 members have paid dues. The next Newsletter will be July 2016 (input needed around mid-June), and the next Community Cleanup will be this Saturday, 9 April 2016 at 8:30 a.m.

Kurt explained that the NRE community web site was a product of Go Daddy and that Go Daddy was converting from version 6 to version 7. Until now the site had been paid for by Jon Puryear as an offset for his annual dues, a considerable savings to the Association. Kurt explained that the site would now be set up in its own account. The cost to retain the domain name was \$14.99 per year and that rate could be locked in for 10 years, thus avoiding any price increases. Go Daddy hosting of the site could be locked in for 5 years for \$345.87, a savings of \$327 off the regular cost. Kurt requested approval for locking in both the 5 year and 10 year periods. Bob Bade moved to accept the Treasurer's report. Marcea Haubert seconded the motion. The 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.

4221 Saint Leger Dr.: The owner has added siding to the upper floor of the home and this issue is now closed.

4900 Saint Leger: The owner contacted a BOD member (Kurt Newman) today. The owner ask Kurt to explain to the Association that he is going to use the rocks, dirt, etc. at the front of the property to shore up his driveway which has serious erosion on the east side. The problem is that part of the area he needs to work in with his dozer is standing in water. He said he also has plans to get rid of the trash close to his barn. Kurt said he offered to take the 50 to 100 tires to the Cleburne Transfer Station (at Kurt's expense) at \$2 each, but the owner said he had a plan to remove them at no expense. Scott added that the owner had been offered assistance before but it had not been accepted. It was explained that the first letter to the owner on these problems was in October 2014 and that the owner has received no less than 4 letters since then. The last letter, a reminder letter, was sent about 1½ months ago. It was noted that the owner has experienced some serious family illnesses during this time. The owner believes he can have the issues addressed within three months from today. It was decided to take a vote on how to proceed. Kurt made the motion and it was seconded by Marcea. A 'yes' vote was to give the owner until 30 June to comply or the Association would proceed with legal proceedings without further discussion or voting. A 'no' vote would mean the Association would proceed with legal proceedings now. In either case the owner is to be sent a letter explaining the position of the community and the outcome of the vote. A secret vote was taken and the votes were counted by Scott Lingo and Mike Willing. The 'yes' vote passed unanimously.

Property Value – 5 Acre Lots – Kurt reminded the group that each owner must make their own complaint to the Tax Appraisal Board in order to have their personal situation reviewed. Kurt also said that Jon plans to visit the tax office to capture the land value of all NRE properties. That work has not yet been accomplished. Jon's purpose is ensure that all NRE property owners be treated fairly and consistently.

Deed Restriction Change – 15’ vs 25’ Building Setback – Michele explained that so far votes have been received from 35 owners. There are 29 ‘yes’ votes and 6 ‘no’ votes. It takes 51 ‘yes’ votes for the proposal to be approved. She reminded those present that if an owner does not vote, it is automatically a ‘no’ vote.

2016 Community Goals – Scott asked for suggestions for community goals. He said he would like to set up another visit from a deputy to discuss personal and firearms safety. He added that we as a community have to contend with an extended response time from the JCSO due to a lack of staffing and the vast size of Johnson County. Everyone has to come to the realization that should an intruder come into your home you will have to defend yourselves and your families. Having a professional law enforcement authority come and discuss the laws regarding self-preservation makes this easier to accept.

NEW BUSINESS

Property Ownership Update – Michele said there were 3 homes for sale within NRE as follows: 1. 5045 S. Nolan River Rd, 2,149 sq. ft. for \$335,000. 2. 4400 Ascot Dr., 2,773 sq. ft. for \$340,000. 3. 3768 Preakness Ct, 1,799 sq. ft., \$229,900. She added that a home is being built on Preakness by Fox and that it is not yet listed.

Springfest – Scott explained that the EBOD had decided to not hold the community Springfest picnic this year. Reasons included: folks are especially busy this time of year, attendance has been dropping off, but most importantly, the Halloween Fest has been very successful and continues to grow. The hosts of the Halloween Fest, the Guereca family, have agreed to host it again in 2016.

Community Dumpster – The community dumpster program was so successful last year that it is being done again this year. The dates are from Friday, 27 May to Monday, 6 June or until the dumpster is full. The same overall rules will apply again this year.

Committee Reports

Garage Sale – Michele said the sale will definitely take place this year and is set for Thursday, Friday, Saturday, 13, 14, 15 October. Donations are encouraged and the donations are being stored at the Newman’s – 4844 Saint Leger Dr.

Good Samaritan – Kurt reported that Jon would appreciate either someone to take over this responsibility or to at least help him with it. Basically the Association does what an individual would do, i.e. greet newcomers, send something for births, deaths, etc.

Animal Safety –

Animal Protection Committee - Scott said the Animal Protection Committee, a component of the Animal Safety Committee, consists of Jon Puyear, Sether

Vilhauer, and himself. The APC is prepared to assist with eliminating coyotes, wild pigs, etc. He said the law requires an owner's permission to shot on their property. Permission is to be in writing and he is developing the form.

Mobile Vet Service - After discussion, it was agreed to ask the Alvarado Vet to visit NRE on Tuesday, 10 May. Scott provided the necessary 'vet form' at the meeting. After the date has been confirmed with the vet, an email (and hard copy to those who do not do email) will be sent with instructions along with a blank 'vet form.' This Mobile Vet Service will only do vaccinations (large and small animals), not exams. Scott said the prices are about the same as usual; however, the real saving is that the vet will come to the patient and the Association will cover the \$70 for a 'farm call.' For members who have not paid dues, they may participate by paying an extra \$5 fee to help cover the 'farm call' cost. The vet will use the 'vet forms' to visit participating NRE homes.

Open Discussion

Building Permits – Scott explained that the County and the City of Cleburne (because we are inside their ETJ) now require a building permit for all permanent structures in addition to homes. A hand drawn sketch showing the building and its position on the property is sufficient. 'Permanent' was described as having a slab and walls.

Knox Box – Scott suggested that in case of fire or a medical emergency in your home that the use of a Knox Box would lessen the potential damage caused by the fire department. The Knox Box is an armored box that contains keys, gate codes, etc. for access into a home. Rio Vista VFD does not utilize this, but the Cleburne FD does and they will respond to calls; however, the Cleburne Fire Department must first agree to its use, so contact them for permission. Only the CFD will have access. Costs start around \$200 and go up from there. The web site for Knox Box is <http://www.knoxbox.com/>.

There being no further business to discuss, Mary moved to adjourn. Marcea seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:06 p.m.

Respectfully submitted by,
Michele Newman
CNRE – Corresponding Secretary