

**COMMUNITY OF NOLAN RIVER ESTATES**  
RV-VFD Meeting Room – FM 916, Rio Vista, Texas  
**Association Meeting Minutes – Thursday, July 2, 2015**

**OFFICERS PRESENT:**

Jon Puryear – President  
Kurt Newman – Treasurer  
Michele Newman - Corresponding Secretary  
Teri Morales - Recording Secretary

**OFFICERS NOT IN ATTENDANCE:**

Ronny Eller - Vice President

**MEMBERS PRESENT:**

John & Marcea Haubert  
Michael Willing

**NON-MEMBERS PRESENT:**

Rick Bailey- County Commissioner, Precinct 1

Jon called the meeting to order at 7:00pm. Jon gave the invocation.

**MINUTES** - Teri asked for any suggested changes to the April 2, 2015 Association Meeting minutes as posted on the CNRE website. No additions or changes to the minutes were suggested. Kurt entered a motion to accept the minutes as published and Michael seconded the motion. Motion carried unanimously.

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

Balance Statement	
Beginning Balance:	\$ 21,837.81
Credit Total:	\$ 930.99
Debit Total:	\$ 1042.83
Ending Balance:	\$ 21,725.97

Kurt provided a brief rundown of the ledger credits and debits: 911 signs- \$360; Dumpster \$427; Metal revenue \$27.50. Explanation of Mower Donation provided. To date 47 members have paid dues. The next Newsletter will be October 1, 2015 (input needed around mid-September), and the next Community Cleanup will be 7/11/2015 at 7:30am. Rick Bailey offered to put out large dumpsters in our community if ever there is a disaster and debris cleanup was needed. Rick ran 6 dumpsters after the storms; he also ran 1016 dump trucks from the Goatneck area and about 87 at Fisherman's Paradise with debris from the storms. Debris pickup has stopped for the area; no brush should be placed into the ditches as it will not be

picked up for some time. Michael entered a motion to accept the Treasurer's report; Marcea seconded the motion. Motion carried; no nays.

## **OLD BUSINESS**

**Update on Property Complaints** - complaints recapped from the HOA minutes of 4-2-15.

**4900 S. Nolan River:** Finished officially, what was set out to be done by the community has occurred.

**4800 S. Nolan River:** The property is being mowed more regularly, which is not a requirement, and a culvert that goes across the driveway should be in soon. Kurt has filled some of the potholes in his driveway. The community is welcome to help clean up the fence line along Nolan River.

**4221 Saint Leger Dr.:** Owner plans to put in windows and finish the second floor by the end of the year.

**4620 S. Nolan River:** Property continues to be repaired. Owner has until 10/02/2015 to complete all work as stated in HOA meeting of October 2014.

**4900 Saint Leger:** The owner plans to clean up the rocks and trash as soon as it remains dry long enough for him to do so. All steps of communicating with the owner have been taken. A recommendation that if nothing has happened by next HOA meeting, a vote will take place to see if legal action should occur. Members in attendance agreed. An injury to the owner's wife and subsequent rehab is why it has taken so long.

**Community Dumpster** – This project was a huge success. The Association will discuss providing this again in the spring of 2016 at the January 2016 HOA meeting.

**Wild Dogs Problem** - No more reported problems other than dogs caught on camera raiding trash on Preakness. There have been no more reports of livestock or pets being killed or injured. The problem appears to have been taken care of. A large bob cat was killed in the Gold Cup area.

**911 Signs** – The Association spent \$360 on this good investment. Kurt has 14 signs, 10 more to be obtained (maker ran out of '4's) and then they will be placed at member properties.

## **NEW BUSINESS**

**Property Ownership Update** – There is one house on Preakness for sale, listed for \$ 274,900 (2048 sq ft./5 acres); it is the Riazati's house, they are moving out of state. There are two undeveloped lots on Preakness for sale, neither officially listed with an agent. The 5 Acre lot on S. Nolan River Rd. (E-13) has sold; it was listed at \$ 62,900. New Residents: The Marvel family has moved into the Wortham's old house on St. Leger, and Mr. Hworlow has moved into the Horta's old home on S. Nolan River Rd.

### **Committee Reports:**

**Animal Safety:** Marcea Haubert reported that medical problems have allowed no time to work on anything.

**Oktoberfest/Garage Sale:** Michele reported the Oktoberfest is still planned for October and the Garage sale will go on if there is enough stock.

**Architectural Committee:** Several projects: Johnson home expansion on Preakness is coming along, framing is going on. Home on Ascot has the water meter in, stakes for the home site have been placed, and the Committee has approved the house plans.

**Guest Speaker: Ricky Bailey, Precinct 1 County Commissioner - Animal Problem & Shelter idea**

Mr. Bailey thanked everyone for allowing him this opportunity to bring his proposal up for discussion and to get the word out. Mr. Bailey stated that he doubts there will be a county animal shelter built anytime soon nor does he ever see the county adopting leash laws. Mr. Bailey proposed an inner local agreement where he will pledge funds to the Cleburne City Animal Shelter to grow their shelter in return for them allowing Precinct 1 residents to bring animals to that shelter. \$500,000 would be given up front and then \$100,000 each year for 9 consecutive years. Current cost per animal for a 3 day stay at the shelter, per Marcea, is \$100 per animal, this does not include the cost to euthanize and haul off. Marcea also reported that last year approximately 2900 animals came through the shelter. Mr. Bailey has spoken with the new city manager and the animal shelter manager without getting any type of conversation started or any counter offer received. Discussion ensued about the amount of the current budget for the existing animal shelter, how the money from Precinct 1 could be used, and the cost and restrictions of building a county animal shelter. Mr. Bailey is hoping to get the word out about his proposal so that the city will respond. Mr. Bailey only has until October 1, 2015 to put it in the Precinct 1 budget. Residents may contact the Cleburne City Manager if interested in encouraging them to respond to his offer, in an attempt to get dialogue going.

**2015 Garage Sale** - Plans continue to have the sale October 15, 16, and 17 if more donations are received. Product is still too low at this time to have a sale this year, so it may have to be postponed for a year, but will make that determination closer to the date.

**Open Discussion/General Topics -**

**Texas Humane Legislation Network** - Marcea sent an email off today to a Kelly Morrison who is the N. Texas Chapter representative for this network, to get more information about word of legislation that proposes counties of a certain population/size would be required to provide an animal shelter. If this legislation is real, then Marcea will contact our legislator, Dwayne Burns, to offer support.

**Suspicious Vehicle** - A blue truck with several young males was seen driving through our area and stopped at a few homes. There was a lot of feedback from residents, and there have been no more sightings, the license plate was obtained and reported. Please remember, **always** contact the Johnson County Sherriff's Office **first** and then contact our C.O.P. (Citizens on Patrol) representatives for any suspicious vehicles or suspicious behavior.

**Loose Animals on Ascot** - Todd Ledbetter was shown where his goats were getting out, he took care of it quickly and the animals have not been spotted out. Also Randy Anglada had his

German Shepherd attacked by a Chocolate Lab on Ascot. Jon reported this same animal came onto his property yesterday and tried to attack his cat. The owner of the Chocolate Lab has been contacted and made aware of these instances.

**Next HOA Meeting** - The next HOA meeting is Thursday October 2<sup>nd</sup>, 2015 at 7 p.m. at the RV-VFD meeting room in Rio Vista.

There being no further business to discuss, Michael made the motion to adjourn and Marcea seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:24pm.

Respectfully submitted by,  
Teri Morales  
CNRE - Recording Secretary