

# COMMUNITY OF NOLAN RIVER ESTATES

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

Association Meeting Minutes – Thursday, October 11, 2018

## OFFICERS PRESENT:

Jim Ely – President  
Richard Bennett—Vice President  
Kurt Newman /Mary Stotler—Treasurer/ Treasurer in Training  
Michele Newman/Chris Vidler – Corresponding Secretary/Corresponding Secretary in Training  
Geneva Ely – Recording Secretary

## MEMBERS PRESENT:

Artrie Allen  
Bob Bade  
Sally Bade  
Stephanie Simmons  
Tommy Watson  
Dana Watson

The meeting was gaveled to order at 7:01 PM by Jim Ely. Invocation was made by Bob Bade.

**MINUTES:** Geneva Ely asked if there were any questions or comments to the minutes for the July 2018 HOA meeting which were posted on the website. A motion, by Kurt Newman, to accept as published with a second by Stephanie Simmons. Motion carried unanimously.

**TREASURER’S REPORT:** Mary Stotler presented the report as follows:

Balance Statement

Opening Balance	\$ 26,581.76
Credit Total	\$ 1,004.77
Debit Total	\$ 304.04
Ending Balance	\$ 27,282.49

Member with Dues Paid to Date--43

No questions or comments were offered. A motion, by Kurt Newman, to accept as published, with a second by Stephanie Simmons . Motion carried unanimously.

**OLD BUSINESS:** Jim Ely introduced Old Business to the floor as follows:

1. **Special Purchases**—Jim Ely explained that Kurt Newman is working with a supplier for the distinctive community sign posts which can incorporate integrated stop signs. Kurt and Jim have now seen the actual sign posts installed in Godley, TX as well as at the Cleburne Railroaders Ball Park and both have approved their appearance. It is believed, but not as yet confirmed, that the Precinct 1 team may install concrete footings that the posts require. Tommy Watson inquired if

the incorporated stop sign in the posts were of approved size. To which both Kurt and Jim confirmed with a yes. Tommy also wanted to know if the stop sign came with the post or could be purchased independently. Kurt explained that the purchase could be done either way. Jim is also working with Signs of Success to confirm the price of the rounded top metal blank which matches the CNRE Do Not Litter Signs. The proposed entry /exit border signs will read “Welcome Home to Nolan River Estates” and “Leaving Nolan River Estates—Drive Safely ”. These proposed signs define the borders of the community on County Road 1219 North and South. Jim’s research notes that two poles are already in place in the correct locations which are already designated for CNRE use. Final approval for this project will include the CNRE as well as the County Precinct 1.

2. **Vet Clinic**—Bluff Dale Vet Clinic has reached out to conduct a Vet Farm Call in late October here in CNRE. Originally 15 residents were interested in the call. As of this meeting, the number had dropped to four participants with two non-confirms. Kurt Newman suggested that the proposed late date will make these folks far out of cycle and agreed with Jim Ely that it would be better to cancel altogether. Kurt moved that we cancel this Vet Call and resume the process in January 2019 for a Vet Call in April or May. Richard Bennett seconded the motion and the motion carried unopposed. In follow-up discussion, Dana Watson mentioned the Blue Moon Travelling Vet Service as an option. She was about to engage their services and was unsure if they could handle large animals. Jim Ely asked if Dana would contact him after her service date to see if they might be a fit for the community.
3. **Outcome of Set-Back Vote**—Proposal did not pass due to the following voter result: 42 Yes , 9 No, 50 Abstaining. Yielding a vote of 42 Yes to 59 No. Since non-voting must be counted as a No vote per CCR, once again we are rewarding voter apathy.
4. **Fall Festival**—Stephanie Simmons stated that as of the meeting five trailers and hay bales had been committed. Additionally, there are 10 homes committed as trick or treat stops. Stephanie commented that we should notify the community for a need to bring personal lawn chairs due to lack of seating. There is a need for at least one large ice chest—to this request, several volunteered to bring multiple smaller chests. Still needed are traffic cones for parking direction. It was stated that games, hot dogs, chili, and drinks were covered. The Simmons family trampoline would be off-limits. It was suggested that in the event of rain, the festival should be postponed to a later date. An email reminder to RSVP will be sent by Chris.
5. **Repairs to Gold Cup**—Kurt Newman visited with the Precinct 1 team this week to inquire on their progress with the repairs to Gold Cup. Their position was that comprehensive repairs could not be made at this time and would likely be delayed until the spring of 2019 at the earliest. Jim Ely asked Tommy Watson (who has road repair experience) what a comprehensive rebuild actually meant, to which Tommy gave an explanation of both process and approximate time table.

## **NEW BUSINESS**

**Property Ownership Update** – Christine Vidler provided the following updates on property for sale:

1. 4437 Ascot (Rental for Sale) Lot A26—2281 sf-5 AC
2. 4181 South Nolan River Road Lots E14, E15—1482 sf-10 AC
3. 4400 St. Leger Lot G10—5.376 sf-4Br-4Ba-10 AC
4. 4940 S Nolan River Rd Lot B3—2800 sf—5Br-3Ba-17.5 AC

## **Committee Reports**

1. **Garage Sale**—No responses have been received to date seeking a host to sponsor a future garage sale. There have been no offers for a facility in which to store product for said sale. A plea was placed in the October Newsletter for a host, a facility, or ideas about either.
2. **Architecture**—Dr. Bade had nothing to report.
3. **Good Samaritan**— Stephanie Simmons reported that all welcome mats were delivered to new residents with very favorable results.
4. **Telephone**—Mary Stotler had nothing to report.
5. **Animal Safety**—Heather Hardin was not present as animal safety chair. Jim Ely reported that as of the date of meeting the HSNT was still accepting stray animals.

## **OPEN DISCUSSION—GENERAL TOPICS**

**1. Master Thoroughfare Plan Map**—Kurt presented a map from the City of Cleburne depicting a new connector loop around the Western and Southern quadrants of the city impacting our community by its intersection with South Nolan River Road. The maps were circulated to anyone who desired to see them. Kurt also gave a brief review of the status of the project to date. Tommy Watson inquired if the project was to impact Gold Cup. Kurt assured him that Gold Cup was not in the MTP. A discussion of the Tier 1-Tier 2 designations followed along with their relation to the November Elections and the need to clarify the ballot language on Proposition A. It was decided that Chris would send out an explanatory email regarding this issue with a sample ballot and clarification of the language for the community. Christine Vidler mentioned that early voting for this election will be October 22 through November 2.

**2. Stray Dogs on Ascot Property**—Several stray dogs have been seen on the property at 4333 Ascot Lot A-29. Ms. Allen said the dogs did not belong to them and that appropriate actions could be taken to remove them. (\*Special note – **After the meeting**, she told Chris Vidler and Michele Newman the dogs should be left alone as they might deter trespassers.)

**3. Roofing Scam**—Ten calls have been received by residents, some from a company referred to as Texas Services. All the calls appear to be scams, all are increasingly aggressive and will not take no

for an answer. Kurt Newman received one of these calls and recorded same which was played for the meeting and lasted over seven minutes. JCSO was made aware of this activity in its early stages, but all attempts to bait and capture this scammer have produced no positive results to date.

**4. January Newsletter**—Mary Stotler made an appeal for information for the January Newsletter as early as possible, or at least a few weeks ahead of composition due to assembly time of the newsletter.

**5. Decorating NRE Entrance**—Stephanie Simmons recommended that there should be decorations around the community entrance sign area with a fall theme in conjunction with the upcoming fall festival. There was general agreement with this idea but no one volunteered to do so.

As no further discussion was entertained, Kurt Newman moved to close the meeting with a second by Richard Bennett.

Meeting adjourned at 8:10 PM

Respectfully submitted by

Geneva Ely

Recording Secretary