



October Board Meeting Agenda

October 12th 7pm
Online and In person

| 2021 Board Members | Present | Absent |
|--|---------|--------|
| Jessica Cejka President | P | A |
| Bob Mitchell – Vice-President | | |
| Tricia Buford Markuson Secretary | P | |
| Sherrel Romano Treasurer | P | |
| Beverly Simms – Member at Large – Socials | P | |
| Brad Mitchell Member at Large – Architectural | P | |
| James Alderson - Member at Large – Maintenance | P | |

Establishment of a Quorum - Yes

Call to Order - 7:00PM

Orders of Business

President

- Welcome to Owners in attendance - Lanzine Justin, Gary Freeland, Henry Steinhager, Debbie Howard, Terry McLeod, Art Simms, Kenneth R., Mark and Betty Hoher, Debbie, Sylvia Butcha, Jim Ruffing, Sandra Bourgeois.

Secretary

- Approval of September Minutes: Minutes were e-mailed to all board members. President asked if there were any questions or changes. The President motioned to approve the September 2021 Monthly Meeting Minutes. The Secretary was a second. All board members were unanimously in favor. Minutes were approved.
- The Management Certificate will be amended and posted in Comal County Land records with additional text per Property Code 209.

Treasurer

- Treasurer's Report - Current month revenue collected was presented. Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets.
- Renewal of insurance policy - Liability policy confirmed and we are bonded - September 13th 2021 through September 13, 2022 cost \$5,663. Still waiting on invoice for payment.

Committee Reports

Maintenance

Clubhouse Refrigerator failed. A new Refrigerator was purchased, delivered and installed.

- Basketball goal/pickle-ball - James purchased one basketball goal from Wal Mart with our donated money. Thanks to Sylvia and James Butcha for their donation. James, with help from several owners set the goal up. The Crosby family will continue the set up. The Pickle-ball court at the basketball court area needs approval from the COE.
- Debris at both properties need to be removed. A dump run can occur after all our Irene and clubhouse projects are completed for this year. More to come.
- The pool is closed and being serviced once a month by the pool company. Bladders to secure the pool cover needs to be purchased. As soon as these come in, a date will be set to cover the pool. Decision to use the pool company all winter will need to be discussed at November meeting.

Architectural

No new approvals

- Notice to residents with lived in RV's - Strictly talking about living in the RV not storage of RV. Also, confirming no mobile homes. The President moved to approve the RV letter with approval of Lawyer to

send to the Owners that possibly have RVs being lived in on property. Beverly S. was a second, all board members in favor. Unanimously approved

- Property Owner purchased a small part of 248 that was owned by the Water Co. They want to build a gazebo. The President will have the lawyer review deed restrictions.
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Communication/Webmaster - The NNO announcement needs to be removed. Also, New pictures of the newly painted clubhouse are needed. We still have space online for advertisement, if anyone knows of someone interested.

Social - National Night Out on Oct. 5th was a success. There were 72 signatures. Beverly recognized core Organizers and thanked all contributors. The Sheriff Dept. was represented, along with the Constables, DOA office and County Commissioner. A suggestion box was present to get some needed feed back. Following were the items numbered from most important to least; pickle ball addition was high on agenda, maintaining and improving the Lake access area was next, then improve the courts, add an automatic pool cleaner, fix the pool entrance and drainage, and look into internet for clubhouse. Additional comments; Owners would like more social events, handrails to the lake, welcome baskets, pride in ownership of properties, etc. Russell Grabois donated a pop up, Debbie Howard provided large maps of our neighborhood, Cindy Dewitt collected and shared important area information to our visitors. Sandra B. Allowed the visitors to use her property for overflow parking. Beverly sent out a Thank You email blast right after the event.

Old Business

- Internet at clubhouse for zooms, discussed for budget next year. The cost is too high for just holding the meetings once a month. It would be approximately \$700 to \$800. We will continue to use hotspots for next year's monthly meetings.

New Business

- The Treasurer will begin to compile the budget for next year using current information and suggestions from owners that visited the NNO or from suggestions that were mailed in.
- The timeline of the remainder of the year for the monthly meetings was discussed. Notice of Annual meeting needs to be mailed out 10 to 30 days prior. The President wants the mail out to be no later than November 15th.
- The President will send out an email blast right after this meeting calling for volunteers to serve on the board and the reminder of the two last meetings.

Open Forum/Owner Discussion

No one sent any specific topic to discuss. The only question was about the ongoing lawsuit. No new information.

Adjournment -

The President moved to Adjourn the meeting at 7:45PM Beverly was a second. All board members in favor.