

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room—FM 916 Rio Vista, Texas
Association Meeting Minutes—Thursday, January 23, 2020

OFFICERS PRESENT

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|--------------|-------------------------|
| Jim Ely | President |
| Mary Stotler | Treasurer |
| Chris Vidler | Corresponding Secretary |
| Geneva Ely | Recording Secretary |

MEMBERS PRESENT:

Stephanie Simmons
Bridgett Collup
Heather McCall (Hardin)
Michael Willing
Kerry and Teri Ainsworth
Chris Vidler
Mary Stotler
Jim and Geneva Ely

The meeting was gaveled to order at 7:08P PM by Jim Ely. Invocation was made by Stephanie Simmons.

MINUTES—Geneva Ely asked if there were any questions or comments to the minutes for the October HOA meeting, which were posted on the NRE website. Motion was made to accept minutes as printed by Mike Willing and was seconded by Bridgett Collup. Motion passed unanimously.

TREASURER’S REPORT—Mary Stotler presented the Treasurer’s report as follows:

| Balance Statement | |
|-------------------|-----------|
| Beginning Balance | 27,218.30 |
| Credit Total | 52.26 |
| Debit Total | (178.02) |
| Ending Balance | 27,092.54 |

The ledger was provided for anyone who desired to see it. In 2019, 45 members paid dues. The next NRE Newsletter will be published in April—closing date for this edition will be mid-March. The next Community Clean-up will be Saturday February 8th (weather dependent of course). Motion was made by Stephanie Simmons to accept the Treasurer’s report as stated and was seconded by Michael Willing with a unanimous vote of approval.

OLD BUSINESS

Dues Payment Solicitation—New Methodology—Chris Vidler presented that in order to better solicit dues payments the BOD agreed to the following system for issuing dues reminders and the vehicles by which to accomplish this:

- January via Newsletter
- February via email and regular mail to remind all that to be current, dues must be paid by the end of 1st Quarter

- April via Newsletter
- July via Newsletter
- August via email and regular mail
- October via Newsletter
- December via email with reminder of upcoming officer elections

EBOD Seats and Committee Chairs—Jim Ely presented that we are into a new HOA year and tonight are required to nominate and address the election of a new President and Vice President which are elected in even numbered years, while all other officer positions are elected in odd numbered years. It is noteworthy that we have operated for two years having had no Vice President for most of that two years. This message has gone out in various forms of appeals for over a year now with virtually no community interest. Additionally, there is immediate need for an Architectural Chair, Loaner Committee Chair, Community Cleanup Chair, and a host of other chairpersons which would greatly enhance the HOA effort within our community. It is vital to understand that without a full slate of officers, maintaining our legal corporate status becomes more difficult each year. Please consider service and recommend folks that might be gifted to serve as well.

Fall Festival Report—Chris presented the community after-action report for the annual Fall Festival. As the Corresponding Secretary she worked tirelessly with our Good Samaritan representative, Stephanie Simmons (also host) for the event. Stephanie Simmons stated that the total spend for the event showed to be \$259.21 and asked what was the budgeted amount for the event. Mary Stotler, Treasurer stated that the budgeted amount was \$500.00. Related, Stephanie questioned whether the Sign Gypsies photo opportunity set up was worth the \$81.19 spent. There was general agreement with those in attendance that the amount spent was worthwhile.

2019 Budget Report--Budget report for 2019 was presented by Mary Stotler. Motion to accept Budget Report was made by Stephanie Simmons with a second by Bridgett Collup with unanimous approval.

2020 Budget Proposal—Projected Budget report for 2020 was again presented by Mary Stotler with the following discussion: Bridgett Collup questioned whether or not the HOA or resident paid for the 911 signs at each residence and the cost thereof. Chris Vidler stated that the signs were available from Johnson County Precinct 1 offices for \$25.00 each and that historically the HOA provided same. Ms. Collup volunteered to confirm the availability and number of signs missing. Mary stated that the legal reserve in the budget was raised to \$750.00. Jim Ely stated that the reason for this increase was to cover the existing need for legal consult as to protect the present community CCR's against threatened violation by a current resident. Motion was made to accept the proposed 2020 Budget by Stephanie Simmons with a second made by Teri Ainsworth and followed by a unanimous approval.

2019 Annual Report—Jim Ely presented the Annual Report for 2019. Discussion of the following issues ensued: **Dumpster Program**—Bridgett Collup stated that dumpster use should be for dues paying members only and could be controlled by issuing tickets for use. Chris suggested an email solicitation for a resident to host the dumpster site with gated access to avoid after hours abuse. **Loaner Program:** Heather McCall, present committee chair for the program, stated that items are checked out and not returned, also that residents are coming onto her property unannounced and taking items without her knowledge. Jim Ely explained that it was his desire as acting President to move the loaner program to his property, inventory and repair items in need thereof, and computerize both the inventory and reservation aspects of the program. He also stated that neighbor Jeff Day had agreed to be his accessibility backup as he had access to all gate and garage codes. There was general agreement that

dues paying residents should enjoy the use of the loaner items while non-dues paying residents should incur a fee to utilize same. Motion was made by Teri Ainsworth and seconded by Mike Willing to accept the 2019 Annual Report as presented. The motion carried unanimously.

2020 Community Goals—Jim Ely provided a list of suggested community goals which were circulated for community input from the floor at the meeting or at a later time. There was no discussion from the floor.

NEW BUSINESS

Dues—Chris Vidler stated that there is a need in the future to vote on a dues increase or decrease in the fourth quarter HOA meeting to clarify the amount for the first quarter dues collections in the next year. Motion to effect this change was made by Chris and seconded by Teri Ainsworth with a unanimous vote of approval.

2020 Dues—Mary Stotler suggested that the dues remain at \$50.00 per year for the upcoming 2020 year. Motion to accept this proposal was made by Stephanie Simmons with a second by Bridgett Collup, with a unanimous vote of approval.

Property Ownership Update—Chris Vidler presented the present ownership changes as follows:

1. **4221 St. Leger—18000 sf—3br/2ba—70ac—1.95M—Status Unknown**
2. **Lot 11 South Nolan River Road—32ac, undeveloped—originally Shurbet property—now represented by Grandson Garrett Ellis—Estimated at 320K**

Committee Reports—Jim Ely called for committee reports, to which there was no response.

2020 Officers Election—Jim Ely called for the bi-annual, even numbered year, nomination and election for the offices of President and Vice President. Election ballots were circulated by Geneva Ely and counted by Jim Ely and Stephanie Simmons (non-Board member). A sample ballot was attached and votes were tallied with the following results

For President: Kerry Ainsworth—by verbal volunteer and unanimous vote.

For Vice President: Jim Ely—by verbal volunteer and unanimous vote.

Motion to accept the votes as cast and counted was made by Bridgett Collup with a second by Mike Willing followed by unanimous vote of approval.

2020 Community Chairs—Jim Ely appealed that all persons interested in serving on or leading a community committee should contact any Board member with their request. As of today no committee members have voiced their desires to vacate their positions.

Property Variance Request—Jim Ely stated that residents, Jeff and Rhonda Day at 4509 Ascot have requested at variance of 10ft from the East property line to their proposed new metal shop and garage as well as a variance to open the new building door to Ascot, a variance from the 250ft set back rule for doors opening to the front of the property. The Day's proposed construction is a professionally built structure on a contractor installed concrete pad. East/West Dimensions are 30ft while North-South Dimensions are 40ft. The Day's have to date already received approval from all adjacent property owners: Ely's, Cumming's, Flynn's, and have not had a response from the Stouffer's. Precedent in favor of this variance: 1) Majority of adjacent neighbors approve, 2) Coop Electric set back is 15ft minimum

which dictates moving project forward toward the street and contributing to the variance on door opening, 3) Neighbors adjacent to the East- Flynn's, have already applied for and been granted a similar variance under duress after having poured their slab without approval, 4) Historically, variances have been granted on smaller properties and on properties where geographic issues force projects into locations where variances are required. (Drawing available)

It is recommended that this variance be approved contingent on Stouffers approval at which time the Day's would be notified to move forward.

There was no further discussion on this topic and motion was made to move forward with this variance by Kerry Ainsworth with a second from Mike Willing, thus the motion carried with unanimous vote.

Open Discussion—General Topics—Jim Ely opened the floor to general topics, to which there was none excepting the motion regarding dues changes to be made at the fourth quarter HOA meeting above listed under "Dues".

Meeting adjourned at 9:09 PM by Jim Ely

Respectfully Submitted by
Geneva Ely
Recording Secretary