

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista FD, Rio Vista, Texas, 76033

Community Board Meeting Minutes – Tuesday, July 19, 2022

OFFICERS PRESENT:

Jon Puryear - President
Scott Lingo – Vice President
Amy Lingo - Treasurer (appointed)
Annie Guereca - Corresponding Secretary (appointed)
CC Biggs – Recording Secretary (appointed)

MEMBERS PRESENT:

Mary Stotler
Jennifer Vanderlaan
James and Jill Thomas
David and Jean Fernandez
Dan and Gail Deckert
Jim and Geneva Ely
Louis Guereca Jr.
Richard Dick Bennett
James Saulter
Darren and Christine Vidler
Sarah Smithey

<u>ITEM #</u>	<u>DESCRIPTION OF AGENDA ITEM</u>	<u>OFFICER REPORTING</u>
1.	Call to order: The meeting was called to order at 7:04 pm by:	Jon Puryear
2.	Invocation	Jon Puryear
3.	Welcome New NRE HOA Members/Guests	Jon Puryear
4.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting VOTE: Passed Motion by: Mary Stotler and Second by: Jim Ely passed unanimously	CC Biggs
B.	Review/Approval of Financial Statements	Amy Lingo
1)	Quarterly Financial Reports VOTE: Passed Motion by: Mary Stotler and Second by: Richard Bennett passed unanimously	
C.	Committee Reports:	Scott Lingo
1)	Architectural	Jim Ely
2)	Realtor	Stephanie Simmons
3)	Welcome	Stephanie Simmons
4)	Activities	Annie Guereca

Springfest has been canceled
Octoberfest will be announced soon
NRE wide Garage Sell will be announced soon

- 5) Good Samaritan Open Position
 - 6) Neighborhood Watch Kerry Ainsworth
 - 7) Clean-Up Open
4. Old Business Jon Puryear
- A. 2022 Goals Jon Puryear
 - Jon stated the 2020 Goals are posted on the website
 - A. HOA Bylaw DRAFT Changes **2nd VOTE: Passed** Jon Puryear
 - Motion by: Jill Thomas and Second by: Mary Stotler
 - Jon was requested to read the draft changes again, so he did
 - The changes Passed unanimously. Jon stated he would file them with the Johnson County Clerk ASAP and they will be posted on the website.
5. New Business Jon Puryear
- A. Property CC&R Violation Letters Jon Puryear
 - 1.) 4333 Ascot Drive, Allen's property

Since there have been several complaints by CNRE property owners, a Letter of CC&Rs Violation Letter was mailed and emailed stating a 30-day notification should be made of a plan to clean up the trash, garbage, and inoperatable vehicles. No response was made by the owners. Because of this, the same notice was emailed and mailed again however, the owner hasn't updated their current residence address as stated in the CNRE Bylaws. Jon stated he received a text message from Audrie Allen providing the new mailing address and mailed it certified with signature required. Now we are asking the CNRE Active Members what action they would like the EBOD to take.

Jon recommended that they send another certified letter stating they have 30 days to respond with a plan of action or clean the property since they just received the letter of violation. However, Mary Stotler made a motion to take legal action now, and it was seconded by James Saulter. It was passed by the majority with one "Nay". That person explained what Jon recommended and thought we should give them 30 days from the date we knew they received the notice and if they haven't responded or acted by August 10th, then to take legal action with the court. So, Mary Stotler made the motion and James Saulter seconded a motion to void the last vote and it passed unanimously. Then Darren Viddler made a motion that if no response or action plan by the Allen's by August 10, 2022, to take legal action with the court. Seconded by Mary Stotler and it passed unanimously.

2.) 4900 St Leger Drive, Bejar's property

The previous agreement between Bejar, the CNRE, and the adjacent neighbor was that all these items be moved behind the "back tree line" where it wasn't visible. Past court hearings with the Justice of the Peace found in favor with the CNRE's CC&Rs and Bylaws. The same issues are occurring again, and the adjacent owner tried communicating the issue without an acceptable correction so the EBODs received several complaints and acted as required by Bylaws.

A Letter of CC&Rs Violation Letter was mailed and emailed stating a 30 day notification should be made of a plan to clean up the trash, garbage, and inoperable vehicles. No response was received from the owner. Because of this, the same notice was emailed and mailed certified USPS to the residence. No response has been received from either notice. Now Jon asked the CNRE Active Members what action they would like the EBOD to take. Darren Viddler made a motion to take legal action with the court and it was seconded by Mary Stotler. It passed unanimously.

3.) 4501 Ascot Drive, Mark Allen The Red Barn active business property

There have been two complaints which Jon spoke to Mark Allen about on the phone. Mark stated that he purchased that property with the assumption and intention to lease out that as a venue. Jon informed Mark that it violated the CC&Rs and Bylaws. Mark offered a solution to shut down the noise at 10:00 pm by having everyone stay inside the building and there wouldn't be any noise. Jon told him that he would tell the complainants this offer and see what the CNRE Member's response would be. It doesn't take away the nuisance during the other daytime hours affecting the NRE neighbors to enjoy their property without the nuisance. Jon did tell the two owners who made the complaints Mark's offered solution as stated above but that Mark would not stop operating his business. Jon Informed Mark it would be on the next CNRE Meeting Agenda.

The July 4th weekend, there was a venue held at his property and a statement was made by another NRE Property Owner/neighbor that "a brawl broke out". This is very concerning since it involves the safety of all NRE Property owners. Also, this occurred while violating the CC&Rs of not being able to operate a business on NRE properties. Geneva Ely made a motion to mail a certified letter with a signature required issuing a Notice of Violation of the CC&Rs #1 and #16, and to cease and desist stopping his business immediately and if this was not performed within 30 days, to take legal action and take him to court. Mary Stotler seconded the motion, and it was voted on passing unanimously.

6. Owner/Guest Forum re Items not on Agenda Jon Puryear

1. CC&Rs on Airbnb To be placed on the next Agenda Jon Puryear

a. Jon stated the running Airbnb and other types of this business leasing out an outbuilding, room, or garage is violating the CC&Rs as having a business. Jon said that it needs to be decided if the NRE property owners want to allow this type of business or not allow it. Either way, Jon recommends that the CC&Rs be amended to state this clearly. Jon stated that this would be an Agenda topic in the next Q4 CNRE Community Meeting. Also, will email out all property owners, create a survey, and ask on social media for their input on the issue.

2. Speeding in NRE JCSO patrolling NRE James Saulter

a. James stated that the Johnson County Sheriff's Department will increase patrol and issue speeding violations in the NRE. James is also going to get a current speed solar powered sign and place on S. Nolan River Road. James warned NRE parents to warn their driving children of this so they may slow down and not speed in NRE.

7. Meeting Adjournment

As no further discussion was entertained, Mary Stotler moved to close the meeting with a second by Jim Ely. Meeting adjourned at 9:02 PM.

Respectfully submitted by:

CC Biggs

NRE HOA Reporting Secretary

Date

Jon R Puryear

NRE HOA President

Date