

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista Volunteer Fire Department, FM916, Rio Vista, Texas, at 7:00 pm

2024 Q1 CNRE Community Board Meeting – Tuesday, April 16, 2024

OFFICERS ATTENDING:

Jon Puryear - President

Mary Statler - Vice President

Annie Guereca - Corresponding Secretary

Gail Deckert - Recording Secretary

MEMBERS ATTENDING:

Jim Ely

Eric Dumas

Geneva Ely

Julie Dumas

Daniel Deckert

James Thomas

Timothy Biggs

David Fernandez

Cindy Keele

Jean Fernandez

Melanie Cornwell

Stephanie Simmons

ITEM #	DESCRIPTION OF AGENDA ITEM	OFFICER REPORTING
1.	Call to order: 7:02 pm	Jon Puryear
2.	Invocation	Jim Ely
3.	Welcome New NRE HOA Members/Guests	Annie Guereca
4.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting VOTE Motion by: Jim Ely Second: Timothy Biggs Passed: Unanimously	Gail Deckert
B.	Review/Approval of Financial Statements 1) Q1 Financial Reports VOTE Amy Lingo was absent. Mary Stotler along with Jon Puryear stated there the variance on the financial statement was not currently correct on the Variance side. However the balance was correct and approved as reported. Motion by: Melanie Cornwell Second: Jean Fernandez Passed: Unanimously	Amy Lingo
C.	Committee Reports: 1) Architectural Project 4251 S. Nolan River completed. Will be doing a second project on this property. 4441 n Nolan River 30 x 50 metal building - completed 4737 Ascot - released but no work has been done.	Mary Stotler Jim Ely

- 2) Animal Safety Jennifer Grisham
Jennifer was not present. Need a new committee for Animal Safety.
- 3) Realtor Stephanie Simmons
Several properties that have been on the market were sold. There are still some pending and for sale.
- 4) Activities Annie Guereca
Spring Fest will be held on the 27th of April.
There will be a cake walk - \$5 per ticket
Silent Auction
Brisket Cook off
Boot - donations
All in an effort to support the Rio Vista Fire Department
Garage Sale will be May 3 & 4
Dumpster Program will be May 3 - 11
There will be a Fall Festival with more information to come at a later date.
- 5) Good Samaritan Jennifer Vanderlann
Not present
- 6) Neighborhood Watch Kerry Ainsworth
Not present
- 7) Clean-Up Cindy Keele
Cindy reported that she had done walking and cleaning of ditches.
Suggestion that a Facebook notification be put out to the neighborhood as a reminder to pick up trash in ditches.
5. Old Business
- A. Property CC&R Violation Complaints Jon Puryear
1.) 4900 St Leger Drive
The property was cleaned up and Jon met with the owner and agreed the case will be dismissed. The Judge agreed.
6. New Business
- A. 2024 Goals Jon Puryear
- B. Architectural Committee Policy **VOTE** Jon Puryear
The policy was updated to include wording stating the EBOD had ultimate authority to accept/reject a project along with the Architectural committee approval/disapproval. It added "EBOD approval" all over the document. This is so a Committee Chair can't approve or deny on their own without EBOD approval. This was not a new policy as it was adopted by vote in 2022. Only grammatical change.
Motion by: Melanie Cornwell Second: Stephanie Simmons Passed: Unanimously
- C. Annual CNRE Dues Amount **VOTE** Jon Puryear
The EBOD is recommending that the annual dues remain at \$50 per year.
Motion by: Jim Ely Second: Stephanie Simmons Passed: Unanimously
- D. Annual CNRE Financial Audits Amy Lingo
There has not been an audit of the books since 2018. We need to have

an audit each year. Gail Deckert will do 2018 - 2022 but will need one more member to assist. Mary Stotler can do 2022 and 2023 and will also need one more member to assist. A Facebook notification will be posted requesting assistance.

7. Adjournment

Motion by: Stephanie Simmons Second: Timothy Blggs Passed: Unanimously