

**COMMUNITY OF NOLAN RIVER ESTATES**  
**RV-VFD Meeting Room—FM 916 Rio Vista, Texas**  
**Association Meeting Minutes—Thursday, Oct 28, 2021**

**OFFICERS PRESENT**

Kerry Ainsworth	President
Jim Ely	Vice President
Mary Stotler	Treasurer
Geneva Ely	Recording Secretary

**MEMBERS PRESENT:**

Timothy Biggs  
CC Biggs  
Teri Ainsworth  
Kerry Ainsworth  
Mary Stotler  
Jim Ely  
Geneva Ely

The meeting was gaveled to order at 7:08 PM by President, Kerry Ainsworth. Invocation was made by Jim Ely.

**MINUTES:**

Geneva Ely, Recording Secretary, asked if there were any questions, comments about, or changes needed to the minutes from the Community Meeting on July 22, 2021 which were posted on the CNRE website. Being none, Geneva called for a vote to accept those minutes as written and posted. Motion to accept was made by Teri Ainsworth and Seconded by CC Biggs.

**TREASURER'S REPORT:**

Mary Stotler, Treasurer, presented the Treasurer's Report as follows:

Balance Statement	
Beginning Balance	29,107.24
Credit Total	450.74
Debit Total	1,192.18
Ending Balance	28,365.80

The ledger was provided for anyone who desired to see same. Mary announced that only 19 residents had paid dues which represented the lowest paid total since she took the office in 2018. Discussion followed at this point on how to increase participation in the HOA. Suggestions included sending out postcard mailers that did not require opening. Teri Ainsworth

also suggested reworking the present community signs to read Nolan River HOA Community Meeting as opposed to the present “Community Meeting” as the large influx of new residents would have no idea who was meeting. CC Biggs suggested a change in meeting nights from Thursday to Tuesday might improve meeting attendance and participation. CC also suggested that a change of meeting locations from the Rio Vista Fire Hall to an appropriate home inside our community might be better attended—CC and Tim stated that they would consider hosting a meeting in their large garage. CC also suggested that we find ways to explain more about the importance of having the HOA and what it does to support property values.

Mary Stotler, Treasurer, called for a motion to accept the Treasurer’s Report as presented, to which CC Biggs made the Motion that was Seconded by Teri Ainsworth.

**NEW BUSINESS:**

**Property Updates** – with the recent sale of the undeveloped lot on Ascot drive, no existing properties are available for sale within Community. Mary Stotler announced that the 4400 St. Leger property has officially closed with the new property owner information to follow.

**Officer elections in January and interim appointments** -- The next Community HOA Meeting will be in January 2022 and will be important as a new President and Vice President must be elected—DUES MUST BE CURRENT TO NOMINATE OR VOTE IN THIS MEETING (BY-LAW DEFINITION OF CURRENT MEANS ANYONE WHO PAID DUES IN 2021 WILL BE ALLOWED TO VOTE IN THE JANUARY 2022 MEETING). Due to personal circumstances, the present elected Treasurer and Recording Secretary will be stepping down prematurely in January requiring (non-elected) appointments for these positions to maintain Board quorums. A replacement for the Corresponding Secretary should also be appointed by the Board as all three of these offices are not up for election until January 2023 (odd numbered years per Bylaws). These three offices may be appointed until the next normally scheduled election—January 2023. During discussion this matter, it was stated that there is presently interest in every position available on the Board with exception of the Recording Secretary position. CC Biggs expressed interest in considering that position.

**CLOSING REMARKS:** Kerry Ainsworth thanked all for attending and announced that the January General Meeting would again be held at the Rio Vista Fire Hall. It would be up to the newly installed Board members in January, whether to explore meeting in community home locations as suggested by CC Biggs.

Call for motion to adjourn was made by Kerry Ainsworth at 8:05 PM with a motion in favor made by CC Biggs and Second by Teri Ainsworth.

Respectfully submitted by  
Geneva Ely, Recording Secretary