

COMMUNITY OF NOLAN RIVER ESTATES
RV-VFD Meeting Room—FM 916 Rio Vista, Texas
Association Meeting Minutes—Thursday, January 27, 2022

OFFICERS PRESENT

Kerry Ainsworth	KA	President	<u>√</u>
Jim Ely	JE	Vice President	<u>√</u>
Mary Stotler	MS	Treasurer	<u>√</u>
Geneva Ely	GE	Reporting Secretary	<u>√</u>

MEMBERS PRESENT

Kerry Ainsworth	Geneva Ely	Amy Lingo
Teri Ainsworth	Jim Ely	Scott Lingo
Timothy Biggs	Annie Guereca	Jon Puryear
CC Biggs	Louis Guereca	Mary Stotler
Rick Chacon	Hilary Kirkpatrick	Stephanie Simmons
Melanie Cornwell	Bo Kirkpatrick	Mike Willing

Geneva and Jim Ely qualified each arriving attendee for dues paid status and updates to email and phone numbers prior to start of meeting so as to allow extra time for any late arriving voters. The President called for any qualified absentee ballots that needed to be made available to the counting team. There were none.

The meeting was gaveled to order at 7:08 PM by Kerry Ainsworth. Invocation was by Jon Puryear and Pledge of Allegiance lead by Louis Guereca.

MINUTES—Geneva Ely asked if there were any questions about or corrections to the minutes from the last HOA meeting October 28, 2021, which were posted on the NRE website. Motion was made by Jon Puryear to accept the minutes as posted with a second by Stephanie Simmons. Vote to approve carried unanimously.

OLD BUSINESS

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

	Balance Statement
Beginning Balance	\$ 28,365.80
Credit Total	250.41
Debit Total	49.46
Ending Balance	\$ 28,566.75

The ledger was provided for anyone who desired to see it. In 2021, only 18 members paid dues primarily due to Covid and resultant lack of activities. The next NRE Newsletter will be published in April—closing date for this edition will be the middle of March. Kerry Ainsworth reminded Mary of the Board's recommendation to keep the annual dues at \$50.00 per year. A motion to accept the Treasurer's report and dues recommendation was made by Annie Guereca and seconded by Amy Lingo. The vote to accept the report was unanimous.

2021 Budget Report—Mary Stotler, Treasurer, then presented the Budget report for 2021. Motion to accept was made by Rick Chacon and Seconded by Teri Ainsworth. The vote to accept was unanimous.

2021 Annual Report—Jim Ely, Vice President, gave the 2021 Annual Report (see attached) and provided copies to attendees. Discussion and explanation of the report was held and was followed by a motion to accept by Stephanie Simmons with a second by Jon Puryear, whereby the motion carried with no opposition.

NEW BUSINESS

2022 Budget Proposal—Mary Stotler presented the proposed budget and the caveat that the new Board would review and revise as they saw necessary with revisions presented at April HOA meeting. It should be noted that, as earlier mentioned, the Board recommended HOA Dues for 2022 should remain at the same level (\$50.00/yr.). At this point discussion was had over record low dues collections. Annie Guereca, Stephanie Simmons, and Amy Lingo mentioned the possibility of using on line methods of payment and the pros and cons of charges thereon. Possible solutions could be PayPal and Zelle. It was also mentioned that we might consider returning to bulk text or snail mail reminders to pay dues—a process that was already in place but was not possible to perform without a corresponding secretary. New member Bo Kirkpatrick asked what the dues provided. Kerry Ainsworth gave a detailed explanation of the many costs the dues help to cover including social events, benevolence, postage, dumpsters, signs and repairs, legal fund maintenance, loaner item repair and replacement, and others. Mary Stotler suggested that Mr. Kirkpatrick might get a clearer picture by looking at the budgeted line items for 2021 and 2022 which were furnished in tonight's meeting. Note that no action was taken on the "proposed budget" as the new Board would review and present their adjustments, if any, at the next HOA meeting after which a vote to accept the budget would be made.

2022 Proposed Community Goals—Kerry Ainsworth stated that due to the unusual situation of the entire Board's rotation, it is not appropriate for the retiring Board to propose goals for the incoming Board. Proposed goals will be promulgated by the new incoming Board and presented as they see forward.

Property Ownership Update—Jim Ely stated that as of this meeting only one remaining property appeared to be available for sale in CNRE at 4501 Ascot Dr. It is being surveyed prior to closing as of January 18, 2022. The Statement of Claims has already been requested and sent to the Title Company.

Committee Reports—Jim Ely, functioning as Vice President and acting Architectural Review Committee Chair stated that in 2021 there were six building reviews completed, two property variances granted , and 10 resale certificates produced or handled by the Committee.

2022 Officers Election—Jim Ely, Vice President asked if Ballots (sample ballot attached) circulated earlier by he and Geneva Ely have all been completed and collected. Kerry Ainsworth, President asked for a dues paid, non-officer volunteer to assist him with the vote count as required in the community Bylaws. Rick Chacon volunteered to assist with the count. All votes were tallied with the following results:

Jon Puryear (unopposed) was elected as Board President

Scott Lingo was elected over Stephanie Simmons for Board Vice President

Motion to approve voting results as cast was made by Rick Chacon and seconded by Annie Guereca. The election vote had no opposition.

Kerry Ainsworth made the clarifying statement that the President and Vice President are only elected in even numbered years with the Treasurer, Corresponding, and Recording Secretaries being elected in odd numbered years. In this unusual election year where all three of these officers are stepping down due to personal reasons, the new President and Vice President will immediately “appoint” these three positions as provided in the community Bylaws for the year 2022 with their elections to follow in 2023 should they choose to seek election.

2022 Community Chairs—Jim Ely stated that persons interested in serving on or leading a community committee should contact any new Board member with their request or committee information. Lists of potential committees were on hand with the stipulation that new committees are formed only at the behest of the President. Stephanie Simmons stated that she would like to continue as the Real Estate Liaison and possibly chair of the Benevolence committee. She also stated that she would consider hosting the Fall Festival again in 2022.

Call for any Open Discussion:

Mary Stotler stated that if her fence is completed this spring, she would be happy to sponsor the dumpster program on her property as it would meet the requirements of a secured space inaccessible after dark. Teri Ainsworth suggested that notices might be sent to dues paying residents only, when dumpsters are available. Emma Simmons asked where the dumpsters were located. Mary Stotler replied that they were formerly located near the corner of Gold Cup and St. Leger—but were virtually out of sight, uncontrollable, and subject to much abuse. Mary also mentioned that she, Kerry, and Jim, had spent Sunday afternoon prior to the meeting

performing inventory, cleanup, and repair of what loaner items remain for the purpose of updating the quality and quantities of the items for immediate availability. Mary also reminded the meeting attendees that funds were available to address these updates. Jon Puryear noted that the loaner program was available at no charge to dues paying residents per Bylaws

Closing Remarks from Board: Kerry Ainsworth congratulated the newly elected President Jon Puryear and Vice President Scott Lingo and extended an invitation to meet with the four active departing officers for a short transitional meeting after adjournment. It was suggested that prospective new Board appointees: Treasurer—Amy Lingo, Corresponding Secretary—Annie Guereca, and Recording Secretary—CC Biggs, might also attend this informal transitional meeting if so desired.

Motion to Adjourn—Adjournment was solicited by Kerry Ainsworth, President with a motion made by Mike Willing and a second by Rick Chacon followed by unanimous approval.

Meeting Adjourned at 8:06 PM

Respectfully Submitted By



Geneva Ely
Recording Secretary
CNRE-HOA