

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room — FM 916, Rio Vista, Texas

Association Meeting Minutes – Thursday, July 19, 2018

OFFICERS PRESENT:

Jim Ely – Vice President
Kurt Newman /Mary Stotler—Treasurer/ Treasurer in Training
Michele Newman – Corresponding Secretary
Geneva Ely – Recording Secretary

MEMBERS PRESENT:

Audra Allen	Heather Hardin
Bob Bade	Stephanie Simmons
Sally Bade	Steve Smargiasso
Richard A. Bennett	Chris Vidler

The meeting was gaveled to order at 7:07 PM by Jim Ely. Invocation was made by Bob Bade.

SPECIAL PRESENTATION:

Presentation was made to Mr. Dale Hutchinson representing the Rio Vista Volunteer Fire Department of a check in the amount of \$1,300.00 from proceeds of CNRE garage sale. The award of the check was made by Kurt and Michele Newman representing long standing direction and support of the event.

MINUTES: Geneva Ely asked if there were any questions or comments to the minutes for the April 2018 HOA meeting which were posted on the website. A motion to accept as published by Geneva Ely and second by Kurt Newman. Motion carried unanimously.

TREASURER'S REPORT: Kurt Newman presented the report as follows:

Balance Statement

Opening Balance	\$ 26,142.44
Credit Total	\$ 2,769.23
Debit Total	\$ 2,329.91
Ending Balance	\$ 26,581.76

No questions or comments were offered. A motion to accept as reported by Steve Smargiasso and Second by Stephanie Simmons. Motion carried unanimously. Kurt reminded all present that the next community cleanup would be Saturday August 11 and input for the October newsletter should be in by mid-September 2018.

OLD BUSINESS: Jim Ely introduced Old Business to the floor as follows:

1. **Dumpster Program**—The program began on May 25, 2018 and was completed by pickup of the second dumpster prior to the original forecast of ten days. A suggestion was made that for future dumpster events the community might budget for a third dumpster. The board is considering a possible change of location to provide loading oversight and dumpster security in hours of darkness. Kurt Newman explained the sorting, preparation, and cleaning of materials to maximize scrap price when taken to salvage yard was accomplished by Jim Ely. Jim Ely provided additional details regarding the need to sort metals for best pricing and that more focus on that point would be reflected in next year's dumpster notification, prior to the event. Jim delivered the scrap to town with Kurt's assistance.
2. **Updated Bylaws**—Kurt reminded the meeting of the procedure requiring a second and final confirming vote on the updated bylaws that were first presented in the April community meeting. Mary Stotler moved that a final vote be taken with no additional changes. A second was made by Richard Bennett. The vote was unanimous in favor of adoption and filing of the updated bylaws.
3. **Garage Sale**—Michele favored the April timing of the garage sale as opposed to October as the weather was better. Success of the sale was attributed to the large number of volunteers this year and the amount of hours each was able to contribute. The sale produced \$ 2050.00 along with a boot amount of \$200.00. 51% of garage sale proceeds plus the boot offering yielded a rounded up gift of \$1,300.00 for the Rio Vista Volunteer Fire Department. As yet, no site has been identified for future garage sales.
4. **Special Purchases**—Jim Ely explained that Kurt Newman is working on a different supplier for the distinctive community sign posts as the originally quoted posts could not be seen within a reasonable distance from Cleburne. Jim is also working on an alternative vendor and lower price on the entry/exit signs defining the borders of the community on County Road 1219.
5. **Officer Positions**—Stephen Beyer resigned as CNRE Board President in June 2018 for personal and family reasons. The board had asked Jim Ely to assume the remainder of Stephen's term which was agreed to in principle as soon as there was clarity as to which bylaws governed the office. Jim will become the CNRE board President now that the bylaws have been adopted. At the next board meeting, voting will occur on the positions of Vice President and Corresponding Secretary thus filling all open vacancies. Jim Ely explained that officer elections at large are held during the first community meeting in January of each year. The offices of President and Vice President are elected in even numbered years, while all other officers are elected in odd numbered years.

NEW BUSINESS

Property Ownership Update -- Michele provided the following updates on property for sale:

1. 4437 Ascot (Rental for Sale) Lot A26—2281 sf-5 AC

2. 4181 South Nolan River Road Lots E14, E15—1482 sf-10 AC
3. 4400 St. Leger Lot G10—Back on market

Committee Reports

1. **Garage Sale**—Michele Newman discussed what needs to occur regarding storage of fixtures and where to conduct future garage sales moving forward.
2. **Architecture**—Dr. Bade had nothing to report.
3. **Good Samaritan**—Stephanie had nothing to report but needed clarity on when to make contact with gifts. Kurt explained the process whereby the greeter would make initial visits securing resident name, phone numbers, and email addresses during initial contact. This information would then be passed to corresponding secretary who updates community records and immediately notifies the Good Samaritan who presents a welcome gift to the newcomers. Good Samaritan, Corresponding Secretary, and Greeter all agreed to the understanding of the process by which new residents are welcomed. At this point discussion was held whereby Stephanie Simmons as Good Samaritan would use a \$38.00 maximum per new resident gift. Kurt Newman made a motion that the \$38.00 maximum would be established with a second from Geneva Ely. Vote carried in favor of the stated maximum. Stephanie agreed to seek a lower price if possible from the floor mat vendor. Kurt Newman assured Richard Bennett (greeter) that all information on all current new residents had been secured and updated.
4. **Telephone**—Mary Stotler had nothing to report.
5. **Animal Safety**—Heather Hardin had nothing to report. Jim Ely inquired as to the recent development of HSNT moving to managed intake and what that meant to the residents of our community as relating to dumped animals and strays. Heather agreed to follow up on a course of action regarding this situation. Steve Smargiasso inquired as to how bad the problem was at present. Kurt replied that the road signs, warning of the illegal nature of animal dumping as well as the \$4000 potential fine had resulted in a marked decrease in frequency of violations. Mary mentioned coyote sightings on her lot as well as wild pigs in the neighborhood. Jim Ely asked Steve Smargiasso for an update on his wild hog complaint to the board. Steve requested that action be taken. Kurt and Jim agreed to visit Ray Sherry about the increased hog problem emanating from the Eastern portion of his property and his recommended course of action. Mary Stotler stated that her husband Sean would visit with the other property owner, Kevin Owen regarding his property also involved.

OPEN DISCUSSION—GENERAL TOPICS

1. **Oktoberfest**—Stephanie Simmons and her husband Scott have agreed to host the annual festivities at their home with the date to be set at a later time to avoid conflicts with school calendars. Volunteers and assistance will be available as needed such as the Stotler's have in the past provided hay and wagons along with hot dogs, Michele in the past has set up trick or treat stops, and Annie's chili was highly recommended.

2. **Master Thoroughfare Plan Map**—Kurt presented a map from the City of Cleburne depicting a new connector loop around the Western and Southern quadrants of the city impacting our community by its intersection with South Nolan River Road. Due to the lack of narrative details, exact dates, and the need for further clarity--no other discussion was held on this subject at this time.

As no further discussion was entertained, Kurt Newman moved to close the meeting with a second by Stephanie Simmons.

Meeting adjourned at 7:58 PM.

Respectfully submitted by

Geneva Ely

Recording Secretary