

COMMUNITY OF NOLAN RIVER ESTATES

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

Association Meeting Minutes – Thursday, April 12, 2018

OFFICERS PRESENT:

Stephen Beyer – President
Jim Ely – Vice President
Kurt Newman – Treasurer
Michele Newman – Corresponding Secretary
Geneva Ely – Recording Secretary

MEMBERS PRESENT:

Audra Allen
Bob Bade
Sally Bade
Richard A. Bennett
Mary Stotler
Mike Willing

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

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

TREASURER’S REPORT: Kurt presented the report as follows:

Balance Statement	
Opening Balance	\$25,001.39
Credit Total	\$ 1,141.05
Debit Total	\$ 00.00
Ending Balance	\$ 26,142.44

Kurt was asked how many residents had paid dues to date—his response was eighteen. He cautioned that the dumpster program cost would be coming up in May. He also reminded the group of the neighborhood cleanup this coming Saturday morning. The next newsletter is scheduled for July 2018. Motion to accept the Treasurer’s Report was made by Mary and second by Mike. Motion carried unanimously.

OLD BUSINESS: Stephen brought old business to the floor as follows:

1. **Order and Courtesy** as that between friends should dominate all NRE meetings where the welfare of the community should be the focus.

2. **Distinguished Street Sign Posts:** project has been tabled until next meeting to give time to see actual product.
3. **Additional NRE Entry Signs:** Kurt interjected here a new business item making reference to two double sided signs on CR 1219—one at the NW corner (near 1219 and Nolan River Road) and one at the SW border of the addition near the property line between the Ely residence and the Linus (Townsend) property. The purpose of these signs would be to define the unmarked points of entry/egress to NRE. Jim Ely will provide price guidance and research by next meeting.
4. **Spring Fest:** None will be had this spring as no sponsor has volunteered their property.
5. **October Fest:** Still need a volunteer to host this event as well. Michele informed the meeting that this festival was stronger and better received/attended of the two festivals.

NEW BUSINESS

1. **By-Laws Revision:** Kurt gave an explanation of the need for Bylaws revision with the intent of providing boundaries for EBOD members. Proposed changes were circulated to all residents of NRE during the month of April 2018 for the purpose of discussion prior to voting on the changes. Two residents offered minor changes to the revisions as follows: 1) It was recommended to clarify that “Community Friend” does not have a voting status regardless of payment of dues to NRE [Article iii, paragraph c.] Audra Allen asked for clarification as to what was a “Community Friend”. Examples of renters within NRE who preferred to participate in community events but was neither a land owner or who could exercise voting rights. Mike commented that this policy was just good common sense. 2). It was also recommended by a former NRE President that CC&R voting procedures should have stated closing deadlines to insure voting efficiency and accuracy as well as clarity of the issue at hand without dilution over time. If the issue is important enough it will pass—if not, it should fail. Following no additional input, Kurt moved to approve the Bylaws as changed with a second by Stephen—vote carried unanimously. Kurt also reminded meeting that the revisions would also have to stand a second vote at the next meeting in order to be adopted.
2. **Property Ownership Update:** Michele provided the following property-for-sale updates:
 - a. 4441 Nolan River Road (Dr. Hawkins) Lot E8—2800 ftsq-5Ac—Large Barn-
 - b. 4437 Ascot (Rental for Sale) Lot D1—2281 ftsq-5Ac
 - c. 4844 St Leger (Newmans) Lot G-4—Going on market this year appx 400K
3. **Committee Reports:**
 - a. **Garage Sale**—Set up progressing smoothly thanks to all volunteers. Now volunteers are needed to assist with pricing. (Michele).
 - b. **Architecture**—Dr. Bade had nothing to report
 - c. **Good Samaritan**—Stephanie not present—nothing to report
 - d. **Telephone**—Mary had nothing to report
 - e. **Animal Safety**—Heather Hardin relayed to Stephen that mobile vet visit moving forward. Kurt suggested that visit needs to be in May since last visit was May of 2017.
4. **2018 Goals**--Stephen

- a. Need participation in all areas of NRE
- b. Need increase in numbers of dues paying members
- c. Need more interest and attendance in community meetings

5. Open Discussion—General Topics

- a. **Dumpster Program**: Richard Bennet asked if we knew a date for start of dumpster program. Jim Ely responded that we do not have a firm date as yet only that the program kicks off in May.
- b. **Garage Sale Volunteers**: Plea was made by Jim Ely for volunteers for the garage sale preparations as Kurt and Michele will need much help in the pricing phase.

As no further discussion was entertained, Kurt moved to close the meeting with a second by Mary. Meeting adjourned at 7:30 PM.

Respectfully submitted by
Geneva Ely
Recording Secretary.