

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room—FM 916 Rio Vista, Texas
Association Meeting Minutes—Thursday, January 17, 2019

OFFICERS PRESENT

Jim Ely	President
Mary Stotler	Treasurer Trainee
Chris Vidler	Corresponding Secretary Trainee
Geneva Ely	Reporting Secretary

MEMBERS PRESENT:

Artrie Allen	Guest
Kurt Newman	Guest
Michele Newman	Guest
Loraine Pittenger	Guest
Stephanie Simmons	Member
Sean Stotler	Member
Darren Vidler	Member

The meeting was gaveled to order at 7:00 PM by Jim Ely, who also gave the invocation.

MINUTES—Geneva Ely asked if there were any questions or comments on the minutes for the last HOA meeting, which were posted on the NRE website. Motion was made by Sean Stotler to accept the minutes as posted and was seconded by Darren Vidler. The motion carried unanimously.

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

Balance Statement	
Beginning Balance	\$ 27, 282.49
Credit Total	465.32
Debit Total	461.40
Ending Balance	\$ 27, 286.41

The ledger was provided for anyone who desired to see it. In 2018, 48 members paid dues. A move to accept the Treasurer’s report was made by Sean Stotler and seconded by Darren Vidler. The motion carried unanimously.

OLD BUSINESS

Request for Road Work— Jim Ely stated that one item remains open on this topic 1) Upgrade of Gold Cup

road surface has been addressed by County Precinct 1 in 2018. The Precinct stated that consideration of the subject upgrade would not begin on this topic until spring of 2019.

Special Purchases—Jim Ely stated that last January the Board embarked on an investigation and associated costs to install decorative street signs, posts, and integrated stop signs throughout the community, determining that the cost for the materials would be approximately \$7K dollars plus undocumented cost to install concrete footings on which to place the posts. During the year multiple site visits revealed that the concrete footers and their installation would add significant cost to the project and the project was placed on hold for more research. In the January Board meeting it was decided that, because of the apparent loss of revenue from the garage sale, coupled with a continuing decrease in dues payments, the project would be tabled for the near term while the Board seeks ways to increase revenues.

NRE Files (Archives)—Jim Ely stated that the Newman's have officially relocated to Fort Worth, but by previous agreement with the Board, they will continue to clean-up, digitize, and catalogue HOA archived historical files providing them to the Board via direct or flash drive transfer as ready. Their estimation for completion of the project was approximately one month although the Board agreed there was no urgency or necessity to complete the task that quickly.

Oktoberfest—Chris Vidler reported on the 2018 October fest hosted at the residence of Scott and Stephanie Simmons. Summarizing from her detailed after action report on the event, Chris stated that the event, held on October 27th between the hours of 5pm to 11pm, was attended by forty three adults, thirty three children and had several unsigned attendees who arrived later after the signup table was unmanned. Several activities were of notable mention including multiple gaming stations, rented photo kiosk, haunted house visit, and trick-or-treat hayride. Hot dogs, s'mores, drinks and a copious amount of resident furnished side dishes and desserts provided a great time for all age groups. Residents provided trucks, trailers, and hay bales for the hayride and associated trick-or-treat. Haunted house visits were well planned and executed. It was suggested that because of large crowds at this years haunted house, next year's hayride should stop at the haunted house before trick-or-treat. Other suggestions for next year included: wrist bands for each haunted house participant, selective trailer loading for those who desire to bypass the haunted house venue, and finding better methods to assure only one trip through the haunted house per participant to save time. Overall, the event continues to be well received and anticipated by the community.

Budget Report 2018—Mary Stotler presented the report for calendar year 2018. Stephanie Simmons made a motion to accept the budget report as presented with a second by Sean Stotler. Motion carried unanimously.

Annual Report 2018—Jim Ely presented a draft copy of the annual report to each member present and asked for input or changes. As none were offered, a motion to accept the report as printed was made by Darren Vidler and seconded by Stephanie Simmons. The motion carried unanimously.

NEW BUSINESS

Property Ownership Update—Presented by Chris Vidler as follows:

1. 4940 S. Nolan River—2800 sf—17.5 ac—no out buildings or garage—375K (Pending)
2. 4181 S. Nolan River—1482 sf—5 ac (amended)—2bd/2ba—multiple out buildings—360K (Pending)

3. 4400 St. Leger—5376 sf—10 ac—4bd/4ba—384K (Temporarily Off Market—90 days)
4. 3757 Preakness—2967 sf—5 ac—4bd/4ba—barn—395K (Sold)
5. 4844 St. Leger—3308 sf—10ac—4bd/2.5ba—oversized garage/storage—400K—(Sold)

Committee Reports

1. **Garage Sale**—Jim Ely stated that this is now on hold since no sponsors have come forward.
2. **Architecture** —Nothing to report.
3. **Good Samaritan**—Stephanie Simmons reported that she would make personal contact with the Biggs family soon. She also needed contact information for new buyer on Preakness as well as the Ascot resident and the Pittenger's.
4. **Animal Safety and Loaner**—Plans for a more permanent storage facility for loaner program were mentioned. Community Vet Call is already in works for the spring.
5. **Community Clean up**—Program is working well with email alerts and posted signage each month.

2019 Budget Proposal—Mary Stotler presented the proposed budget for 2019 which was found to need corrective changes. Jim Ely suggested that following the changes to be made by the Treasurer, an electronic email vote either “yes” or “no” would be solicited. Each qualified voter (one vote per residence) in attendance at the January 17 HOA meeting would vote on the proposed budget as amended. Darren Vidler made a motion to proceed with the electronic voting and the motion was seconded by Sean Stotler. Motion carried unanimously. The President agreed to email the results of the electronic vote to each voter in attendance and to each Board member following their submission. Mary called for a motion stating that the voluntary membership dues in CNRE, which are \$50.00 per year, should remain unchanged for the 2019 budget year. The motion was made by Sean Stotler and seconded by Stephanie Simmons. The motion carried unanimously.

2019 Officers Election—Jim Ely provided ballots for the below listed officer elections which were circulated by Geneva Ely and counted by Jim Ely and Darren Vidler a non-member of the Board. Votes were tallied with the following unanimous results confirming:

Mary Stotler for Treasurer

Chris Vidler for Corresponding Secretary

Geneva Ely for Recording Secretary

Motion to approve voting results as cast was made by Sean Stotler with a second by Darren Vidler. Motion carried unanimously.

2019 Community Chairs— Jim Ely made a plea for persons interested in serving on or leading a community committee to contact any Board member with their request. As of today no present committee members have voiced their desires to vacate their positions. Specifically, the Executive Board is in need of a Vice President which would be Board appointed until the next election for President and Vice President occurs in January of 2020. Also in need is a first contact person in the role of “community greeter”—also a Board appointee.

2019 Community Goals—Jim Ely provided a suggested list of community goals for 2019 and called for input from the floor. There was no additional input or changes suggested.

Open Discussion—General Topics

1. Clarification of Community Friend (guest attendees)—Loraine Pittenger requested clarity on the status of a community friend as a dues paying non-owner in the Community of Nolan River Estates. Kurt Newman, former long- time Treasurer of CNRE (and now himself a community friend) volunteered that a community friend is invited and welcomed to participate in all HOA meetings and community functions. Dues payment for community friends, as for all NRE residents, is strictly voluntary. Per CNRE Bylaws, community friends as with any guest may not make motions, seconds, or vote on community business including elections.

2. Johnson County Animal Shelter—Jim Ely presented and distributed flyers for Marcia Haubert and Kathy McClelland’s efforts in an effort aimed at persuasion of Johnson County Officials to consider concept and funding for establishment of a County Animal Shelter. Haubert and McClelland are attempting to mobilize a ground swell of support for this much needed project as an alternative for county residents who now must rely only on the very remote services of Humane Society of North Texas, located in Fort Worth. The brochures listed contact information for Haubert and McClelland as well as the County Precinct Representatives and County Judge.

3. Allen Property at 4333 Ascot—Kurt Newman made a guest inquiry for an update on the residence destroyed by fire some time ago and still owned by the Allen family. Artrie Allen commented that her family was ready to start the rebuild process. In a related matter, Ms. Allen mentioned a husky breed dog that seemed to be a stray which she portrayed as aggressive toward her. Other adjacent neighbors were aware of the dog but did not witness any aggressive behavior.

4. Reminders-- The next NRE Newsletter will be published in April—closing date for this edition will be mid-March. The next Community Clean-up will be Saturday February 9th (weather dependent of course).

Jim Ely made a final call for any further discussion on any open topic with no response.

Meeting Adjourned at 8:28 PM by Jim Ely

Respectfully Submitted by
Geneva Ely
Recording Secretary