

COMMUNITY OF NOLAN RIVER ESTATES

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

ASSOCIATION MEETING MINUTES—Thursday October 3, 2019

OFFICERS PRESENT:

Jim Ely	President
Mary Stotler	Treasurer
Chris Vidler	Corresponding Secretary
Geneva Ely	Recording Secretary

MEMBERS PRESENT:

Jim and Geneva Ely	Chris Vidler
Mary Stotler	Mike Willing
John and Marcia Haubert	Tommy Watson and Dana Duncan
Bob Bade	

Meeting gaveled to order at 7:00 PM

INVOCATION: Jim Ely

MINUTES FROM JULY 18, 2019 MEETING: Geneva Ely, Recording Secretary asked if there were any questions, additions, or changes to the minutes which were already posted to the HOA website. As there were none a motion to accept as posted was made by Marcia Haubert and seconded by Mike Willing. Motion carried unanimously.

TREASURER’S REPORT: Jim Ely, President, presented the Treasurer’s Report for Mary Stotler who was detained at work as follows:

Beginning Balance:	\$28,250.59
+ 581.19 Credits	(\$ 300 dues received, \$200 donation, 81.19 interest)
- 1613.48 Debits	(\$ 1,450 contribution to RV-VFD, \$82.27 new comer expenses, \$81.19 fall festival expenses, and a 2 cent adjustment for NSF check)
Ending Balance:	\$27,218.30

Additionally, 41 of the 99 residents have paid dues to date. It was noted that both the check register and dues paid register are both on hand for open viewing.

Motion to accept the monthly Treasurer's Report as presented was made by Mike Willing and seconded by Tommy Watson. Motion carried unanimously.

OLD BUSINESS

LOANER PROGRAM STATUS: Marcia Haubert inquired as to whether the loaner program was still ongoing. Jim Ely mentioned that the program was still in use but that some of the equipment was ready for repair or replacement in near future.

GARAGE SALE FIXTURES AND EQUIPMENT: As the garage sale has received no votes of confidence, it is no longer being considered as a viable community project. The fixtures and equipment is still being housed by the Sherry's and will continue to be stored there until such time as they are required to be moved. Without sufficient storage space for those articles, a vote will be taken regarding sale or donation to Operation Blessing or similar local charity.

NEW BUSINESS

PROPERTY OWNERSHIP UPDATE: Chris Vidler, Corresponding Secretary presented the most recent property updates for HOA properties within the community. It was noted that new residents Ainsworth's and Kaufman's both have received welcome mats.

- 1) 5 Ac at corner of Gold Cup and NRR—Sold to James and Angie Saulter
- 2) 4400 St. Leger—Sold to Donna and David Kaufman
- 3) 5001 S. NRR—Sold to David and Patricia Thomas
- 4) 4221 St. Leger—Status Unknown
- 5) 3825 Preakness—Off Market

DUES PAYMENT SOLICITATIONS: Chris also presented the Board's updated method of dues solicitation by reminding all that we as a board are committed to doing a better job of more closely monitoring HOA dues collections. While this certainly allows a better funding of the HOA operations, there is a direct relationship between dues payers and one's ability to hold positions as officer, committee leader, or appointed positions of authority offered by the Board. Moving forward, it was decided that dues would be solicited following the below listed format along with more frequent attempts to find out why a resident elects not to pay dues.

- January Newsletter: Emphasize dues payments and voting on officers
- February: Email that dues are due by end of first quarter

- April: Newsletter solicitation
- July: Newsletter solicitation
- August: Email
- October: Newsletter solicitation
- December: Email that dues are due and officer elections are up-coming.

It was noted that all who do not have email access would be sent notifications by the above listed schedule.

EBOD SEATS AND CHAIRPERSONS: Jim Ely, President, mentioned that we are rapidly approaching the end of another HOA year and are still experiencing difficulty in attracting both Executive Board Officers and folks to chair committee positions. Aside from the strain placed on Officers trying to perform multiple tasks along with regular functions, the community simply cannot function as well with so few folks pulling the wagon. If a protective HOA as we enjoy is our goal, please consider how to serve and visit with your neighbors about service as well. Contact any Officer about position openings and upcoming officer elections. President and Vice President offices are elected in even numbered years while all other Officer positions— Recording Secretary, Corresponding Secretary, and Treasurer are elected in odd numbered years. Terms for all Officers are two years with no term limits.

VEHICLE OPERATIONS WITHIN NRE: Jim Ely also reminded the group that as presented in the most recent newsletter, we are experiencing a significant amount of tractor-trailer traffic within the NRE community. On the one hand this represents an increase of business but also requires diligence on the part of the person or entity ordering in this type of equipment. Most experienced drivers can negotiate the majority of our intersections, however few can handle the corners at Ascot and 1219 as well as Ascot and St. Leger. Some difficulty and damage has also occurred at Gold Cup and St. Leger. Generally, if equipment is ordered in, try to request a maximum of 48 ft. length on the trailer. Given the light load rating on the NR Bridge most equipment will come in from the South on 1219 or the North on the same road so care should be taken to warn the dispatchers. Marcia Haubert suggested that the County might have ideas on how to more effectively control truck traffic within NRE.

ROAD WORK UPDATE: Jim presented a quick comment on the recent county paving project within our community by stating that the County Precinct #1 crews have done a great job resurfacing every road in our community with asphalt underlay, hot oil, and gravel top. It was a nice surprise and much appreciated by most. We have expressed our appreciation to Commissioner Rick Bailey but it never hurts to personally thank them as you have the opportunity to do so. Since Nolan River Bridge funding has been

approved along with matching funds, work should begin this year. We will try to provide as much advance warning and routing help prior to the work beginning as we are able to receive advance notice.

OPEN DISCUSSION – GENERAL TOPICS

Fall Festival Reminder: Chris Vidler announced to the meeting that the Festival would be held on November 2 at 5PM till 11PM at the residence of Scott and Stephanie Simmons. Those who entered the chili cook off should bring their entries by 4:30PM. Serving will begin at 5PM. The hayride trailers will depart at or near 6:30PM with thirteen stops for candy and a reminder that there is no haunted house available this year. Chris reminded everyone that there will be games as well as a costume judging for the children. Please bring a side dish or dessert to round out the evening.

MEETING WAS ADJOURNED BY JIM ELY AT 7:47PM

RESPECTFULLY SUBMITTED BY:

GENEVA ELY, RECORDING SECRETARY