

COMMUNITY OF NOLAN RIVER ESTATES

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

Association Meeting Minutes – Thursday, January 12, 2017

OFFICERS PRESENT:

Scott Lingo – President
Stephen Beyer – Vice President
Kurt Newman – Treasurer
Michele Newman – Corresponding Secretary

OFFICERS NOT IN ATTENDANCE:

Recording Secretary – Position Vacant

MEMBERS PRESENT:

Robert Allen	Jim Ely	Mary Stotler
Audra Allen	Jon Puryear	Michael Willing
Laura Beyer	Laura Smargiasso	
(son) Beyer	Lucas Smargiasso	

GUESTS:

Rick Bailly, Precinct 1 Commissioner

Scott called the meeting to order at 7:00 p.m. Jon Puryear gave the invocation.

MINUTES - Michele Newman said she had received a requested change to the October Association as was previously published. Those changes are as follows:

Garage Sale – Michele reminded members that the garage sale was one week away, next Thursday, Friday and Saturday (13-15 October). She said volunteers were making good headway and setup was on time so far. She said sending the emails listing possible work times had generated much appreciated help and she expressed her gratitude. Marcea wrote an article about the garage sale and provided it to the Cleburne Times Review. As a result Jessica Pounds, a reporter from the CTR, came out during set up and took some pictures and wrote an article that appeared on the front page of the paper today. John and Marcea will distribute fliers at the flea market and other places in town. Mary Stotler took fliers to her work and posted it on Facebook. ~~Marcea reminded everyone that this was a community project and a lot of help is needed. Marcea also reminded folks that without community support future garage sales might not be possible.~~ **Marcea said that the small handful of volunteers, mostly retired residents, is not enough to set up, organize and price as many as 41 tables of donated items. It's too large a project and too time consuming not to have more community support than that. As a result, she suggested that future garage sales be canceled.** Kurt added that he and Michele have committed themselves to remain in

NRE through 2017 and 2018; however, after that, they plan to move to the north side of the Metroplex sometime in the 2019 to 2021 time frame. This means the Newmans commit themselves to host at least one more garage sale if the community wants them to do so.

Animal Safety Committee – Wild hogs are increasing in number. Two approaches are being considered: shooting them or trapping them then shooting them. Scott is still working on the issue. The “Dumping Animals is Illegal” signs appear to have had a positive impact; however, there has recently been a litter of kittens dumped on Nolan River. The members were reminded that the Association has animal cages in case a cage is needed for transport of an animal. Marcea asked about her suggestion to require tags on animals dogs and Scott said that topic would be discussed by the BOD.

Michele asked for other input and there was none. Jon moved to accept the minutes as amended and Jim seconded it. Motion passed unanimously.

TREASURER’S REPORT – Kurt presented the Treasurer’s report as follows:

Balance Statement	
Beginning Balance:	\$ 22,830.02
Credit Total:	\$ 3,291.86
Debit Total:	\$ 2,323.27
Ending Balance:	\$ 23,798.85

Kurt said most of the debits and credits were from the garage sale. He added that he had the ledger if anyone wanted to look at it.

In 2016, 56 members paid dues. The next Newsletter will be April 2017 (input needed around mid-March), and the next Community Cleanup will be this Saturday, 14 January at 8:30 a.m. Kurt handed out the “Recurring Dates” info for 2017 and said it would be posted on the web site. Mike entered a motion to accept the Treasurer’s Report as presented and the motion was seconded by Jon. Motion carried unanimously.

OLD BUSINESS

Update on Property Complaints – Scott said the community has been to Court twice (20 October and 3 Jan) since the community sued the owner of 4900 Saint Leger. At the last Court appearance, the judge told the owner he had until 21 February to bring his property up to community standards. Jon added that the owner said he has taken pictures throughout the community of what this owner considers violations of the deed restrictions, with the intent of being at this January meeting and asking the association to sue all of those he considered violators. The owner did not attend this meeting.

Garage Sale – Michele reported that the garage sale was very successful. Scott has presented a check for \$1,817.36 to the RV-VFD. The amount is about \$400 more than the last sale which

was in 2014. The fire department was very appreciative. Kurt apologized for what might have been a less than thankful column on the garage sale in the last newsletter. He said that Michele sent out personal hand written thank you notes to the volunteers; however, he should have been more appreciative in the newsletter. He said that an important part of the event, which was included in the October Association minutes, was the front page article that Marcea had C-TR to publish. He said her contributions were important and at the risk of leaving some people out, he wanted to rattle off a few others that came to mind. He said Teri Morales worked a bunch of hours on several days in between her chemo therapy treatments. She and her husband Tom provided food for some of the setup team. Mary and Sean Stotler provided food for the selling team. Geneva Ely and Chris Vidler worked a bunch of hours on many days. Coral Chacon acted as translator for all three sale days. John Haubert worked around 50 hours. Jesse Rodriguez donated a plumber's rack which Mary Stotler sold on the internet for \$400, an amount far above any previous single item in garage sale history. The Taylors came and mowed. Kurt said again he was sorry that he had not mentioned these and the many others who helped make this sale so successful.

Oktoberfest – Michele reported that between 150 and 200 people participated in the Halloween hayride and it was a resounding success. Four trailers were required to accommodate all of the trick-or-treaters who went on the hayride. Most trick-or-treaters also went through the CarnEvil fun house (fund raiser for Alzheimer's) which was hosted by the Morris family on CR 1219. She stated that the Guerecas and the Stotlers deserved a huge thank you for all their hard work. Kurt added that the HOA donated \$100 to the fundraiser and other HOA members donated individually at the door.

2016 Budget Report – Kurt provided the financial results for 2016. Bottom line, the on hand funds increased from \$22,016.52 to \$23,798.85. He stated that this final report is available to those who ask.

2016 Annual Report – Kurt provided a draft copy of the report and asked for any suggested thoughts on the report before it is put on the web site in about 2 to 3 weeks.

NEW BUSINESS

Property Ownership Update – Michele said the newsletter listed the new owners in NRE. They are as follows:

- On Nolan River Rd. – Greg & Jessica Stowers; Weslee & Charli Vance
- On Saint Leger – Brandon & Heather Dickson
- On Gold Cup – Thomas Watson & Dana Duncan
- On Preakness – Ryan & Kelly Conner, Keith & Leslie Mathews

There is one home for sale and that is 4437 Ascot, 2,281 sq. ft. on 5 acres, built 1997, asking \$289,900.

The two story rent house on Gold Cup across from NRE has new renters.

Committee Reports –

Architecture – No new plans have been received for review. Jon added that although it is not mandatory for plans to be reviewed, the Association wants to review them so as to avoid any possible mistakes that might be made in the building process. Building permits are required by the Johnson County and Cleburne for **any** building with a slag and walls because all of NRE is inside the 5 mile ETJ of Cleburne.

Good Samaritan - Michele said our Good Samaritan, Geneva Ely, is up to date with welcoming visits to newcomers to NRE.

Animal Safety Committee – Jon described the animal protection committee which he heads. He said the team is prepared to respond to requests for help with wild animals. Stephen Beyer was added to the team. Kurt said Jim Atwood called to discuss what might be done to help a neighbor right outside NRE who has a dog problem. He suggested Jim call the Sheriff's Office and/or the Humane Society on E. Lancaster and ask what help they can provide. Kurt also said the problem of strays seemed less in 2016 and that the signs describing a possible \$4,000 fine may have helped. Rick Bailey said he is working on the dog problem in the county with the new sheriff, Sheriff King.

2017 Budget Proposal – Kurt presented the proposed budget for 2017. It included dues being \$50 per year, socials, additional loaner items and the community dumpster program. After some discussion and confirming that the chairperson, Michele, was willing to host it again, the budget was amended to include a garage sale. Mary made a motion to accept the budget as amended. Jim seconded it. Motion carried unanimously.

2017 Officers Election – Votes were counted by Jon Puryear and Scott Lingo. Kurt Newman and Michele Newman were both re-elected to their current positions. The position of Recording Secretary is still vacant with no nominations being received for that position. Scott introduced Stephen Beyer who has been appointed to complete the current term as Vice President (thru 2017). Stephen and his family live on Preakness.

2017 Committee Chairs – All Committee Chairs will continue in their current positions for 2017. Additional volunteers are welcome.

2017 Goals Suggestions Requested – Scott said most of the goals will carry over from 2016. He said the Vet Program will be added to the goals in 2017 and an email on that topic will be forthcoming. Other ideas are also welcomed and encouraged.

OTHER TOPICS

Setback Variance – The current vote is 31 to 8 for approval of an amendment to the CCRs which would allow the building setback from property lines be changed from 25' to 15' for all lots.

This is especially important for the smaller lots. Ballots will be emailed to those who have not yet voted with the encouragement to vote.

Dog tags – Marcea Haubert previously proposed that NRE entertain the idea of requiring all dogs owned by residents within NRE wear two tags: rabies and owner contact information. Scott said a survey will be published on this topic in the near future. Scott reminded the group that owners presenting a receipt for a dog tag will be reimbursed by the Association up to \$5 per tag.

TAMER – It was explained that TAMER no longer exists due to insufficient current interest. TAMER was a volunteer non-profit organization that helped hold down water prices for NRE users and many other Texans. Kurt said he hoped to someday put a recap of TAMER on the NRE web site.

Community Identification – How to spend NRE funds to beautify and identify the community was discussed. Three ideas were mentioned: special street sign posts, headwalls for community culverts, a portable storage building for loaner items. Rick Bailey will research the possibility of the Precinct working on headwalls and Mary Stotler will research the cost of a building to store loaner items.

911 Sign – A 911 sign (#3769) was requested for the undeveloped lot on Preakness newly purchased by the Mathews family. Kurt said he would take care of this. Kurt reminded the group that the Association put 911 signs on every property within NRE with a home at no cost to the owners (dues payers or not) a couple of years ago.

Internet Service – Jon is still working on getting Nextlink to erect a tower on his property to better serve NRE residents.

There being no additional topics to be discussed. Kurt moved that the meeting be adjourned and Jon seconded the motion. Motion carried unanimously.

Meeting adjourned at 8:22 pm.

Respectfully submitted by,
Michele Newman
Corresponding Secretary