

## COMMUNITY OF NOLAN RIVER ESTATES

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

### Association Meeting Minutes – Thursday, October 1, 2015

#### **OFFICERS PRESENT:**

Jon Puryear – President  
Ronny Eller - Vice President  
Kurt Newman – Treasurer

#### **OFFICERS NOT IN ATTENDANCE:**

Michele Newman - Corresponding Secretary  
Recording Secretary – Position Vacant

#### **MEMBERS PRESENT:**

Robert Allen	Rick Chacon	Hanna Lingo
Autrie Allen	Coral Chacon	Rocel Puryear
Michael Amador	Jim Ely	Alexa Puryear
Bob Bade	Geneva Ely	Sean Stotler
Sally Bade	Louis Guereca	Mary Stotler
Ray Bejar	Scott Lingo	Michael Willing

#### **Guests Present**

Adam King  
Mildred Townsend

Jon called the meeting to order at 7:01 p.m. Dr. Bade gave the invocation.

**Guest Speaker** – Adam King, Commander Special Crimes Unit, Stop the Offender Program, Johnson County presented an hour overview of how to protect home, property and person. His presentation was well received. The following was his “summary” slide.

#### Summary

- Make your home appear to be a hard target.
- It’s hard to covet what you can’t see (hide your valuables).
- Remember the limitations of electronic deterrents.
- Get to know your neighbors.
- Use barriers effectively to increase protection.
- Make it difficult to find the “good stuff.”
- If your home is invaded-have a plan and plan to win!

**MINUTES** - Kurt asked for any suggested changes to the July 2, 2015 Association Meeting minutes as distributed and posted on the CNRE website. No additions or changes to the

minutes were suggested. Sean Stotler moved to accept the minutes as published. Jim Ely seconded the motion. The motion carried unanimously.

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

Balance Statement	
Beginning Balance:	\$ 21,725.97
Credit Total:	\$ 451.97
Debit Total:	\$ 202.52
Ending Balance:	\$ 21,975.42

Kurt said since sometimes people ask, he provided a brief rundown of the ledger credits and debits since the last HOA meeting: dues-\$328; dumpster donation from Sherry family-\$100; 911 sign donation-\$15+\$5; postage and filing-\$102; replace 3 stolen sign toppers-\$100 (an extra \$22 above the actual cost was donated). He also said he had the ledger with him in case anyone wanted to see. He also reminded everyone that the funds are audited annually. To date 54 members have paid dues. Kurt said that 38 dues-reminder letters had recently been sent and he expects about 10 to 12 more owners to pay dues this year. The next Newsletter will be January 2016 (input needed around mid-December), and the next Community Cleanup will be 10 Oct 2015 at 8:30am. Kurt also mentioned that a community project would take place at the older two-story house on Gold Cup (4009) on Sunday, 11 October at 1:00 p.m. The project is to clean up the front tree and fence line. An email requesting volunteers will be sent after this next weekend. Mary Stotler moved to accept the Treasurer's report. Sean Stotler seconded the motion. The motion carried unanimously.

### **OLD BUSINESS**

**Update on Property Complaints** - complaints recapped from the HOA minutes of 2 April 2015.

**4800 S. Nolan River:** Four trailer loads of stuff have been removed since the July Association meeting and that effort is ongoing. The property is being mowed regularly, which is not a requirement. The potholes in the driveway have been filled in. The wall of the west side of the dwelling has been repaired.

**4221 Saint Leger Dr.:** Owner plans to put in windows and finish the second floor by the end of the year. Jon said he would mail a letter to confirm the plan.

**4620 S. Nolan River:** Owner has completed all of the required outside work except for complying with the requirement to add masonry to the front of the dwelling. Since other properties within NRE have had variances approved for this requirement, the owner requested a variance which would also allow his home to be considered finished with the vinyl siding that it currently has. He clarified that even if the variance was approved, he eventually plans to add the brick anyway. Mary Stotler moved to accept the request for a variance to the masonry requirement. Ray Bejar seconded the motion. It was clarified that a "no" vote meant that the owner would be sent a letter requiring the work be completed within 30 days or the case would go to court. If the Association prevailed, a lien would be put on the property, both owners would be prohibited from

renewing driver's licenses or renewing registration of vehicles or trailers until the requirement for the masonry was complied with. (It was also stated that all such requests from other owners for a variance to the masonry requirement in the past had been approved.) It was clarified that this would be accomplished by an abstract judgement in a Justice of the Peace Court as it would be different if taken to a district court. The abstract judgement would be valid for 10 years then has to be renewed. The motion for an exemption to the masonry requirement carried with votes of 10 yes and 1 no.

**4900 Saint Leger:** The owner has removed almost all of the inoperable vehicles and started removing the trash. Owner explained that removal of the rock and cement at the entrance to the property would have already been completed if not for equipment failure and not being able to find anyone to do it for him. A suggestion was made that maybe Bill Dennis might be hired to move it for him. Owner requested additional 6 months to complete the work. Dr. Bade moved to accept the request for a 6 month extension to complete the work. Sean Stotler seconded the motion. It was again clarified that a vote of "no" meant the same as it would for the property at 4620 S. Nolan River Rd. The motion for a 6 month extension to complete the required work carried unanimously.

**911 Signs** – Jon said the Association voted to shoulder the cost of a 911 sign for each NRE home. He stressed how important having a sign is for first responders. Kurt said all of the 911 signs that were missing from homes had been purchased and installed. If anyone needed a replacement, just let him know.

## **NEW BUSINESS**

**Property Ownership Update** – Kurt said all of the property information was listed in the recent newsletter. He also said that a person working for the school district requested information about vacant properties and possible homes being built within NRE. Kurt said there are only about 11 properties realistically available for development, as most owners of multiple lots will probably keep them. He also said the home at 5001 NR is no longer for sale.

**Community Traffic Update** – Jon stressed the importance of driving safely within NRE. He reminded the group of the vehicular accidents, one fatal, and near accidents within NRE. He said he has officially requested the county to lower the maximum speed limit on Ascot from the existing 40 mph to 30 mph. He suggested interested people keep an eye out for the official announcement of when/where his request will be discussed. He also requested more County coverage especially during the times when speeding is most likely. He said he would like to have a mobile radar sign to use within NRE. Kurt said that such a sign cost around \$5,000.

## **Committee Reports:**

**Garage Sale** – Kurt reported that due to insufficient product, the sale for this year has been postponed until next year. He said donations will continue to be collected and stored until the sale next year.

**Architectural Committee:** Dr. Bade said the one home under construction within NRE was next to him and it was progressing.

**Animal Safety:** Jon reported the Marcea Haubert had resigned as chair of this committee. Jon also said that Rick Baily’s (Precinct 1 Commissioner) request to the City of Cleburne to accept an offer (\$500,000 one time and \$100,000 per year) to allow Precinct 1 residents to use the Cleburne Animal Shelter has been ignored by the City of Cleburne. Also, the other county commissioners have told him that they would not approve any agreement pertaining to the Cleburne Animal Shelter that only included Precinct 1.

**Oktoberfest/Garage Sale:** Kurt reported the Oktoberfest is hosted again this year by the Guereca family. The Guereca family does the food and the décor with the help of the Stotler family. There is an RSVP to the social, both to capture the number of children and the location of the trick-or-treat homes. If Michele or Annie do not hear early enough, they will be contacting the participants from previous years. Kurt said the Morris family on CR1219 is setting up their haunted house this year and invited the NRE social to visit. Jon offered to provide the square bales of hay needed for the hayride trailers.

**Increase Dues to \$50** – Jon said he wanted people to think about the possibility of increasing Association dues to \$50 per year. Kurt provided historical information on dues. The HOA which had been active briefly before 1996, has been continually active since 1996. The following chart illustrates the amount of annual dues by year and how many owners paid.

Year	Amount of Dues	Number of Owners Who Paid	Remarks
1996	\$95/120	4	18 paid partially
1997	\$120/90	6	9 paid partially
1998	\$25	39	
1999	“	53	
2000	\$35	51	
2001	“	62	
2002	“	59	
2003	“	66	
2004	“	66	
2005	\$41	61	
2006	“	64	
2007	“	74	
2008	“	71	

2009	“	57	
2010	“	57	
2011	“	60	
2012	“	56	
2013	”	57	
2014	“	59	
2015	“	54	10-12 more are expected

Jon asked the group to think about possible expenditures for the additional \$500 to \$600 the increased dues is expected to generate per year. Some initial ideas included: distinctive decorative sign posts, rebuild the stone ends to the culverts, security camera, fence paint, radar speed limit sign, consistent annual TAMER donation of \$860.

**Officer Nominations for 2016** – Neither Jon nor Ronny are seeking nomination so those positions need to be replaced. Mailed in nominations should be received by 18 December. Also the position of Recording Secretary needs to be replaced and it can be filled by appointment, so a volunteer is needed. One nomination has been made to date and that is for Scott Lingo as President.

**Open Discussion – Association Name** - Mike Willing said a couple of years back we lost the name of the Association and wondered if we are approaching that time again. Kurt said that he files annual income tax returns with both the State and the IRS and as long as those filings continued the association name was safe.

**Next HOA Meeting** - The next HOA meeting is Thursday, January 7, 2016 at 7 p.m. at the RV-VFD meeting room in Rio Vista.

There being no further business to discuss, Jim Ely moved to adjourn. Mike Willing seconded the motion. Motion carried unanimously. The meeting was adjourned at 9:11 p.m.

Respectfully submitted by,  
Kurt Newman  
CNRE – Treasurer