

COMMUNITY OF NOLAN RIVER ESTATES

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

ASSOCIATION MEETING MINUTES—Thursday July 18, 2019

OFFICERS PRESENT:

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

MEMBERS PRESENT: 11, as below listed

Jim and Geneva Ely	Darren and Chris Vidler
Mary Stotler	Michael Willing
John and Marcia Haubert	Louis and Annie Guereca
Artrie Allen	

Guests: 2, as below listed

Gale Hutchinson—RVFD Chief
Dale Hutchinson—RVFD Past Chief

Meeting gaveled to order at 7:00 PM

INVOCATION BY Darren Vidler

SPECIAL PRESENTATION: Donation to the RV-VFD in the amount of \$1,450.00 from budget line item, silent auction, corn-hole tournament, donation cup, and mailed in contributions. A Check was presented to Gale Hutchinson, RV-VFD Fire Chief. The community takes this donation seriously in gratitude for the service and care provided by RV-VFD for many years as well as for the use of the fire hall for community meetings. Photos were taken for the HOA Newsletter and media release.

MINUTES: Geneva Ely, Recording Secretary, asked if there were any corrections or additions to the minutes as posted from the April 18, 2019 HOA Meeting. Motion to accept the minutes as posted was made by Mike Willing and seconded by Darren Vidler with a unanimous vote.

TREASURER'S REPORT: Mary Stotler, HOA Treasurer, presented the following correction to the April 18 ending balance: Originally listed ending balance of \$28,156.08 was corrected to \$28,197.22 with approval of the correction motion made by Annie Guereca and seconded by Darren Vidler and carried unanimously. The final Treasurer's report after correction was presented as follows:

Balance Statement	
Beginning Balance	\$ 28,197.22
Credits	2,129.17
Debits	2,075.80
Ending Balance	\$ 28,250.59

The full ledger was provided for anyone who desired to see it. Motion was made to accept the July Treasurer's report as presented was made by Annie Gurereca and seconded by Louis Guereca. Motion carried unanimously.

OLD BUSINESS

NRE ARCHIEVED FILES: Jim Ely stated that Kurt and Michele have completed the arduous process of sorting, collating, imaging, and archiving all the NRE historical information, including photos. This information has been downloaded onto separate flash drives for each officer's ready access. An extra copy drive has also been produced to be kept in the President's fireproof safe. Many thanks are due the Newman's for this tremendous amount of care and work—much of it accomplished during moving and during Kurt's treatments. The last step in the process is for the officers to be taught the indexing scheme and to begin using the data as needed.

PIPELINE PROGRESS: Jim Ely stated that most of the Troy pipeline crew have left our neighborhood and have done a good job of property remediation. The only complaint to date has been from property owners on the corner of Preakness Ct and Nolan River Road where heavy truck traffic destroyed the asphalt. The County in conjunction with Troy repaved that corner this week. The neighborhood continues to suffer higher than normal traffic from other pipeline work being done to our SW and West. As before, please alert the Board to anything that has not been remediated as a result of pipeline work

MATTHEWS VARIANCE REQUEST: Jim Ely reported that as per the presentation at the April HOA meeting, the variance request by Keith and Leslie Matthews for a 7ft property line variance for the building of their new garage has been finalized. The recommendation from Steve Smarggiaso that the Matthew's most immediate neighbor should sign off on their request

was accomplished and variance granted after receipt of Douglas and Ligia Cagney's letter granting their approval.

NEW BUSINESS

PROPERTY OWNERSHIP UPDATE: Chris Vidler, HOA Corresponding Secretary, provided the following updates to home ownership changes within the community:

- 1) Keith and Julie Davis—4940 S. Nolan River—welcomed and matted
- 2) Kerry and Teri Ainsworth--4751 S. Nolan River-- sold 350K. No meeting as of this date.
- 3) 4400 St. Leger—Good activity
- 4) 4221 St. Leger—No record of inquiries
- 5) 3825 Preakness—No record of inquiries
- 6) 4437 Ascot—Appears to have been sold or leased

DUMPSTER PROGRAM: Jim Ely reported that three dumpsters were set over the period of approximately two weeks at a cost of \$450.00 per pickup or \$1350.00. The dumpsters were again located at the corner of Gold Cup and St Leger and generally were filled quickly and without the inclusion of tires and volatile items. One resident did deposit several cans of latex paint that were not dried and were deposited too deeply to be removed. The resident was told that they would be responsible for back charges if any—there were none. During a follow up survey of the program, these interesting facts were produced from a sampling of 36 dues paying members (18 respondents):

- 10 residents did use the dumpsters—8 did not
- Some respondents liked the program
- Some respondents would have used the program but the dumpsters were always full (a non-accurate excuse)
- There were complaints that non-dues payers were the largest depositors—
- The program really needs a secure (no after dark access) location and volunteers to monitor daily.
- One interested resident said she would have used the program but did not have a truck to get items to the site. (Good to consider moving forward, if in fact the EBOD moves in that direction.)

A special recognition was made of Buddy Andrews volunteer efforts with his personal equipment to keep the dumpsters packed down continually allowing more efficient use of the dumpsters between dumps.

MISINFORMATION ABOUT NOLAN RIVER ESTATES: Mary Stotler, HOA Treasurer, reported that Some erroneous information is being circulated by realtors and title companies regarding properties for sale or those already sold and being financed that has already caused hardships despite no legal challenges to date. The inaccurate data generally falls into the following categories:

- Our HOA is not voluntary: You can choose to be a member or not. This is not the case. Per CCR and By-Laws, property ownership dictates membership and one is governed by same. Only dues are voluntary with non-payers being greatly limited as to voting.
- Several title companies are failing to get resale certificates from the Treasurer at the point of sale—basically to show that the seller has no issues with the HOA that might cloud the property title. Also much of the voluntary membership misunderstanding is at the title company level.

Mary states that homeowners sometimes tell prospective buyers that the HOA is not active. Should you decide to sell or list your property, please contact any officer who will be happy to help with this vital information during the sales period. Marcia Haubert reminded the meeting that renters must also abide by deed restrictions and by-laws of the HOA.

Marcia suggested that the HOA might distribute information to local realtors regarding our deed restrictions and by-laws. Mary suggested that the HOA might have a resident representative committee chair acting as a liaison to local realtors who would provide the Board with feedback from those realtors. It was mentioned that Stephanie Simmons and Heather Hardin (both active realtors) might be approached regarding this new idea.

DANGEROUS DRIVING INSIDE THE NEIGHBORHOOD: Jim Ely stated that there are weekly complaints regarding reckless and high speed driving within our neighborhood with posted speed limits of 40 mph except Ascot with 30 mph. It is well known that some of these speeders are residents and/or their children or guest of same. Besides the obvious danger to people, livestock and pets are at risk as well. Since January, we have recorded a near miss on an easement mower, a near miss on children in an ATV, a spooked horse and rider, a high speed collision with a feral hog, and numerous complaints of high speed and tail gating drivers. Resident Annie Guereca stated that she had personally been forced off the roadway while jogging. The Board needs your help in identification of these violators. We need car descriptions, times of violations, and license tags if you can see them at all. To be taken seriously by JCSO, we need to provide as much of the information possible with a day and approximate time the event occurs even though many residents already know repeat violators. The Board will pass these sightings on to JCSO by occurrence for their investigation.

COMMITTEE REPORTS: No other committee chairs were present with updates

OPEN DISCUSSION—GENERAL DISCUSSION

- **Vandalism**—Mike Willing asked what our community crime situation was at present within NRE. The consensus was that the rate of reportable incidents had dropped.
- **Bar Ditch Mowing:** Louis Guereca stated that it would be nice if all would mow their own bar ditches—historically, some do—some do not. Mary Stotler stated that there are neighborhood youth who are always looking for lawns to mow in the summer months.
- **Storage Building:** Marcia Haubert stated that she had compiled some research regarding costs for storage units in the event the community desired to continue the loaner program and/or garage sale events. She stated that units could be had locally ranging in sizes from 10 x 10 to 10 x 20 in price ranges from \$75.00 to \$145.00 per month. As regarding the garage sale, there was general agreement that there was far too little community interest to justify the expense, effort, or time required to consider this further. There was, however, suggestion that individuals might want to consider a community wide garage sale whereby each party would participate on their own and on the same date. As for the loaner program, interest and support is still high, and a voluntary sponsor and site is now under consideration.
- **Budget Line Item for RV-VFD:** Marcia Haubert suggested that the Board might consider a line item amount for the annual contribution to the RV-VFD in the event a shortfall occurs in our fund raising efforts. Mary Stotler, Treasurer, reminded Marcia that the line item had already been approved, voted on, and added to the present budget.
- **Preakness Ct. Property Complaints:** Numerous neighbors brought complaints to the Board regarding a residence that appeared to be abandoned and thereby negatively impacting appearance of the entire area and adjoining properties.
- **Ascot Drive Property Inquiry:** Marcia Haubert inquired as to an update on rebuild of the Allen property. Artrie Allen was present and gave the following details: insurance claims had been settled, clean-up had begun and rebuild plans were in the works. Additionally, Ms. Allen stated that their cow gate had been padlocked to prevent loose cattle, and that JCSO told her they were experiencing a rash of criminal activity involving random unlocking of livestock gates.
- **Community Animal Shelter Progress:** Marcia Haubert invited all to take an animal shelter brochure aimed at raising both awareness and funding for a Johnson County Animal Shelter. Ms. Haubert appealed to all present for assistance in distribution of the brochures and reminded the group of her preparation for the county budget hearings. Jim Ely asked to be reminded of the hearing dates so as to remind interested members of the community.

Meeting Adjourned by Jim Ely at 8:21PM

Respectfully Submitted by

Geneva Ely, Recording Secretary