

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room—FM 916 Rio Vista, Texas
Association Meeting Minutes—Thursday, July 22, 2021

OFFICERS PRESENT

Kerry Ainsworth	President
Jim Ely	Vice President
Mary Stotler	Treasurer
Vacant	Corresponding Secretary
Geneva Ely	Recording Secretary

MEMBERS PRESENT:

Jim Ely	Mary Stotler
Geneva Ely	Michael Willing
Kerry Ainsworth	Timothy Biggs
Teri Ainsworth	Dan Deckert
James Thomas	Gail Deckert
Jill Thomas	

Meeting was gaveled to order by President Kerry Ainsworth at 7:14P. Invocation and Pledge of Allegiance was made by Kerry Ainsworth.

Kerry Ainsworth recognized new attendees and introduced the Board Members to the assembly.

MINUTES—Geneva Ely, Recording Secretary, asked if there were any questions or comments to the minutes from the January 23d, 2020 HOA meeting, which due to the COVID pandemic, was the last community meeting held in obedience to county, state, and national guidelines. Copies of those minutes, also posted on the community website, were made available to any who desired to see them. Geneva Ely called for a motion to approve the minutes from the 2020 HOA meeting. Motion was made to approve by Teri Ainsworth and seconded by Jim Ely. Motion carried unanimously.

TREASURER'S REPORT

Mary Stotler, Treasurer, presented the Treasurer's Report for 2020 as follows:

Balance Statement—2020:	
Beginning Balance	\$27,092.54
Credit Total	2,469.01
Debit Total	350.47
Ending Balance	\$29,211.08

The Treasurer called for a motion to accept the 2020 Treasurer's Report as presented. Mike Willing made a motion to accept which was seconded by Teri Ainsworth and carried unanimously.

Mary also presented the Treasurer's Report for Q1 and Q2, 2021 as follows:

Balance Statement	Q1 & Q2, 2021
Beginning Balance	\$29,211.08
Credit Total	663.04
Debit Total	766.88
Ending Balance	\$29,107.24

The Treasurer called for a motion to accept the 2021 Treasurer's Report for Q1 and Q2 as presented. Mike Willing made a motion to accept which was seconded by Timothy Biggs and carried unanimously.

The Treasurer stated that the full ledger is available at this meeting for anyone who desired to see it. In 2020, 46 members paid dues. In 2021 to date, 12 members have paid dues. The next NRE Newsletter will be published in October 2021. The closing date for this edition will be mid-September. The next Community clean-up will be Saturday July 24, 2021 in preparation for the Goat Neck Bike Race on July 31st—weather dependent of course.

The Treasurer then presented the proposed budget for 2021, issued copies to attendees, and explained any changes to line items from the previous budget. The Treasurer called for a motion to accept the 2021 budget as proposed. A motion to accept was made by Teri Ainsworth and seconded by Kerry Ainsworth. The motion carried unanimously.

ANNUAL REPORT—Jim Ely, Vice President presented the annual report for 2020 explaining how many of the projected goals were unattainable due to the lack of personal contact or meetings resultant of the pandemic. Discussion was had regarding why dues collections could not be increased again due to lack of personal contacts and the lack of new resident knowledge of the HOA's existence and dues amounts. Reaching out to new and non-participating residents was greatly diminished due to inability to visit these owners. Discussion was also had regarding the loaner program's new location and move to a web based format. Under property upkeep, there was discussion regarding habitually neglected properties and what to do moving forward. While dues collections discussions were mentioned above, there was strong support for holding the present dues to the \$50.00 annual amount. Jim Ely called for a motion to accept the Annual Report as presented. A motion was made to approve by Mike Willing with a second by James Thomas. Motion carried unanimously.

2021 COMMUNITY GOALS—Kerry Ainsworth presented the 2021 goals for NRE with a printout of the goals provided for each attendee. The goals are also available on the NRE website.

Discussion was had regarding a question on the Neighborhood Watch Program by Mike Willing. The Vice President explained the relationship between the Watch Program and the COPS or Citizens on Patrol Program. This program, staffed by concerned resident volunteers, monitor the community in personal vehicles as an early warning and suspicious activity reporting group. The program, designed for NRE by the Johnson County Sherriff's Department, has been inactive for a number of years without formal leadership. Jim Ely is available to train each participant with a simple one page list of instructions. The President then asked for a motion to accept the 2021 Community Goals as presented. A motion to approve the goals was made by Timothy Biggs with a second by Jill Thomas. The motion carried unanimously.

A REMINDER FROM THE PRESIDENT—The President reminded the assembly that in the last pre-pandemic meeting of January 23, 2020 a motion, second, and affirmative vote was made to discuss and solidify dues amounts before the January HOA meeting each year. This would allow residents to plan for payments and would help with dues collections which must be submitted by the end of Q1 each year to be considered current. Note that this change has been included in the 2021 Community Goals. In addition, it was approved to keep CNRE dues at the present \$50.00 per year level.

NEW BUSINESS

Property Updates—Jim Ely, Vice President presented a list of property activity from 2020 to the present beginning with changes of ownership as follows.

- 1) 4101 NRR—Purchased by James and Angie Saulter—5 ac—New home pad work underway— architects drawings to be sent shortly—verbally residence faces correctly—garage opens to Gold Cup—no infringements to 25ft setback rule—partial stone trim far exceeds 12.5% masonry preference
- 2) 4325 St. Leger (Lot 11H)--10ac—Purchased by Jason and Jennifer Vanderlaan—home and shop build underway with architectural letter approval sent
- 3) 3757 Preakness Ct.—5 ac—Purchased by Bruno and Maria Ortega
- 4) 3021 NRR 32ac—Rick and Natalyia Whaley—existing resident purchase
- 5) Lot 16H St. Leger—10ac—Purchased by Ivan Garcia
- 6) 4901 NRR—5 ac—Purchased by Neal and Marlen Lane
- 7) Lot 10 Preakness Ct.—5.14 ac—Hidde and Kim Van Assendelft—existing resident purchase.
- 8) 3824 Preakness—5 ac—Purchased by Dan and Gail Deckert
- 9) 4101 St. Leger—10 ac—Purchased by Terrance and Lecia Collier—building pad in work—variance granted to West PL due to flood plain avoidance.
- 10) 4736 St. Leger—10 ac—Purchased by David and Bonnie Jean Fernandez
- 11) 4457 CR 1219—1.5 ac—Under contract—Morris property
- 12) 4420 Ascot Dr.—1.57 ac—Purchased by Melanie Cornwell
- 13) Lot 12H—10 ac—Purchased by Johnathan and Kathleen Newhouse

- 14) 4001 St. Leger (Lot 17H)—10ac—Purchased by Kevin Owen
- 15) 4701 NRR—5ac—Sold owner unknown—Formerly Richard and Pam Grindle

PROPERTY UPDATES (RESALE CERTIFICATES)

- 1) 3021 NRR—Shurbet/Ellis—Resale Certificate
- 2) 4844 St. Leger—Newman's-- “
- 3) 3808 Preakness Ct.—Thomas-- “
- 4) 4851 NRR—McKay's-- “
- 5) 4736 St. Leger—Eichleermann-- “
- 6) 4420 Ascot—Blevins-- “
- 7) 4325 St. Leger—Sherry-- “
- 8) 4001 St. Leger—Sherry-- “
- 9) 4457 CR 1219—Morris-- “
- 10) 3764 Preakness—Conner-- “

Call for Committee Reports—Jim Ely, Vice President called for any committee reports to which there were none. The Vice President then circulated updated copies of the Community Committee structure and invited attendees to visit with him after the meeting for additional information and questions. It was noted that the Information Technology Committee is a new committee. It was also that the Clean-up Committee is now the Properties and Right of Way Committee.

Closing Remarks from the President—Kerry Ainsworth, President reminded the group that we need to encourage better participation in Community meetings in order to keep our community safe and beautiful. Remember to be diligent to watch after the community and watch out for each other.

CALL FOR ADJOURNMENT—Kerry Ainsworth, President asked if there was a call to adjourn as all business had been concluded. Mike Willing made a motion to adjourn which was seconded by Teri Ainsworth. Vote to adjourn was unanimous and the meeting was gaveled to a close by Kerry Ainsworth at 8:30P.