

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista Volunteer Fire Department, FM916, Rio Vista, Texas, at 7:02 pm

Minutes 2023 Annual CNRE Community Board Meeting – Tuesday, April 18, 2023

Meeting Attendance:

Officers Present:

Jon Puryear- President
Scott Lingo- Vice President
Amy Lingo- Treasurer
Annie Guereca- Corresponding Secretary
CC Biggs- Recording Secretary

Members Present:

Kerry Ainsworth	Julie Dumas
Ardrie Allen	Jim & Geneva Ely
Gabe & LeAnne Bailey	Jean & David Fernandez
Richard Bennett	Jennifer Grisham
Melanie Cornwell	Stephanie Simmons
Gail & Daniel Deckert	Jay & Cindy Vecchio

ITEM #	DESCRIPTION OF AGENDA ITEM	OFFICER REPORTING
1.	Call to order:	Jon Puryear
2.	Invocation	Jim Ely
3.	Welcome New NRE HOA Members/Guests New members: Jay and Cindy Vecchio and Gabe and LeAnne Bailey	Jon Puryear
4.	Immediate Action Items	
A.	Minutes from Prior Meeting went over last meeting minutes and corrected a few errors on name spelling Jennifer Grisham made a motion to approve minutes and David Fernandez second the motion passed unanimously.	
B.	Review/Approval of Financial Statements 1) 2023 Annual Financial Reports. Amy reported the financial statements. Motion to approve by Richard Bennett and seconded by Jim Ely. Motion passed unanimously.	Amy Lingo
C.	Committee Reports: 1) Architectural 4249 Saint Leger is well underway and should be done by Christmas. 4251 Nolan River Rd. is a build of a new car port but was put on hold because of weather related roof damage requiring reorder of matching shingles. 4437 Ascot Dr. was attempting to pour a slab over an HVL pipeline and without HOA approval for any of the project. He has been ordered to cease work until he follows required procedures and has copies of survey.	Scott Lingo Jim Ely
	2) Realtor Only property for sale is the 10 acres on Saint Leger.	Stephanie Simmons
	3) Welcome	Annie Guereca
	4) Activities	Annie Guereca

Spring Fest, dumpster program and garage sale are all coming up this year

5) Good Samaritan

Jennifer Vanderlann

6) Neighborhood Watch

Kerry Ainsworth

Kerry stated he has been hearing gunshots one was a confirmed coyote on property but doesn't know where the other gun shots are coming from that seem to happen between 9-10 pm. He also stated getting a report on a vandalized vehicle but that was never confirmed.

7) Clean-Up

Open

5. Old Business

A. Property CC&R Violation Complaints

Jon Puryear

1.) 4333 Ascot Drive, Jeannie Allen's property

The court ruled in favor of the CNRE's Bylaws and required the Allens to clean up the entire property. The property has not been cleaned up but Autrie Allen was present and stated she needs 90 more days to have it done. Jon stated that for a year now, we have texted, emailed, mailed, and mailed a certified letter that was returned of the notice. Discussion ensued. Jay Vecchio made a motion to give her 90 more days and Stephanie Simmons second it.

2.) 4900 St Leger Drive, Ray Bejar's property

This property still has not been cleaned up. He must clean the entire property if it sells so we have been waiting on that to happen rather than take him to court for enforcement.

B. Short Term Rentals (STRs)

Jon Puryear

Jon stated that Eric and Julie Dumas are the only residents in NREC that have a listed short term rental. Jon said that they have a beautiful property, are great neighbors, and he had a good phone conversation with Eric prior to this meeting. Jon stated our attorney advised him that our current deed restrictions do not prohibit STRs so they are allowed. Jon stated the community needs to take a vote and if the majority do not want short term rentals we will need to change #1 on the deed restrictions that state, "Short Term Rentals, by defined by the state of Texas, are prohibited within the NRE." Anyone can now do a short term rental. They ask that you notify the board if you will have a short term rental (no longer than 30 days) if it is longer than 30 days then it becomes a multi family property and that is not allowed. Jay Vecchio made a motion to table the short term rental discussion until the next meeting and Richard Bennet second that motion. 4 nahs on it being tabled CC Biggs, Amy Lingo, Stephanie Simmons and Kerry Amsworth, the majority ruled in favor so it has been tabled.

6. New Business

A. Goals

Jon presented the 2023 Goals. Jon stated we would like to see the neighbors and neighborhood come together more often, beautify NRE, increase loaners, etc.

Jon Puryear

B. HOA Dues: From Voluntary to Mandatory

Discussion of HOA Dues being made mandatory instead of voluntary. Jon stated that this was requested by a member and placed on this agenda for discussion. Jon explained how it created confusion in the past several years with new owners. They were misinformed that if they didn't pay dues, they didn't have to abide by the CC&Rs. This is false as everyone must abide by them. Amy Lingo also explained the budget and how we can't perform all of the activities, maintenance, etc. as we are over \$3000 budgeted. Amy stated we will still perform all of the activities we budgeted for in 2023, however, we are dipping into our reserve funds. We also eliminated several of the items that had been on previous budget years in order to achieve the goals, we set forth in the budget year of 2023. Jon stated for the membership to think about this issue and see if they would like to change this. It will be placed on the 2nd Quarterly CNRE Community Meeting Agenda.

7. Adjournment

Jon Puryear

Jon requested a motion to adjourn. Stephanie Simmons made a motion to adjourn and it was seconded by Jim Ely. Motion passed unanimously and this meeting was adjourned at 9:07 pm by Jon Puryear

Submitted by CC Biggs, Recording Secretary
Community of Nolan River Estates