

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista Volunteer Fire Department, FM916, Rio Vista, Texas, at 7:00 pm

2023 Q4 CNRE Community Board Meeting – Tuesday, January 16, 2024

OFFICERS ATTENDING:

Jon Puryear - President

Scott Lingo - Vice President

Amy Lingo - Treasurer

Annie Guereca - Corresponding Secretary

Gail Deckert - Recording Secretary

MEMBERS ATTENDING: See Sign In Sheet

ITEM #	DESCRIPTION OF AGENDA ITEM	OFFICER REPORTING
1.	Call to order: @7:03	Jon Puryear
2.	Invocation	Jim Ely
3.	Welcome New NRE HOA Members/Guests	Annie Guereca
	No New Members or List New Members Names/Addresses	
0.	Immediate Action Items	
1.	Approval of Minutes from Prior Meeting	VOTE Gail Deckert
	Motion by: Jim Ely. Second by: Steve Smargiasso Passed: Unanimously	
B.	Review/Approval of Financial Statements	Amy Lingo
1)	Q4 Financial Reports	VOTE
	Motion by: Jim Ely with modifications as stated below. Second by: Stephanie Simmons	
	Passed: Unanimously	
2)	2023 Annual Financial Reports	VOTE
	Motion by: Jim Ely with modifications as stated below. Second by: Stephanie Simmons	
	Passed: Unanimously	
	Treasurer Amy Lingo stated that our goal was to give \$1,000 to the Rio Vista Fire Department. We raised \$320. We have \$607.80 in other fees collected that doesn't have a line item on the budget and could be added to the donation amount. Steve Smargiasso volunteered to donate the difference to the RVFD.	
C.	Committee Reports:	Scott Lingo
1.	Architectural	Jim Ely
	Reported: No open projects, 1 pending project	
2.	Realtor	Stephanie Simmons
	Reported: Property for sale on CR 1219 for \$350,000, another on St. Ledger \$575,000, and one 5-acre lot on Preakness pending \$149,000. Property on S Nolan River Road sold for \$565,000.	
3.	Activities	Annie Guereca

Reported: There were 2 garage sales, 1 dumpster project, and the Spring and Fall festivals. Annie stated she would like to have 2 dumpster projects this coming year. This would increase the budget from \$600 in 2024 to \$1200.

4. Good Samaritan

Jennifer Vanderlann

Reported: Jennifer Vanderlann was not present.

5. Neighborhood Watch

Kerry Ainsworth

Reported: Jon Puryear reported for Kerry Ainsworth that a resident on St. Ledger has pictures of someone on his property. He put up a gate, and 2x after the gate was installed the person returned. Everyone should be on the lookout for suspicious activity.

6. Clean-Up

Open

After a short discussion Cindy Keele volunteered to head up the Clean-up committee. Thank you, Cindy!

5. Old Business

A. Property CC&R Violation Complaints Jon Puryear

1. 4333 Ascot Drive: Jon reported that he attended the last court date on November 4 and neither of the Allen's were in attendance. Judge McBroom asked if anything had been performed and Jon stated no. He gave his final judgment to fine the Allen's \$18,200, cost of court fees, and 8.5% interest, to the CNRE for whatever purpose we want to use it. The Judge also said he would refer us to a higher court if necessary. Then the Allen's requested a new court date submitting a bankruptcy letter of September 2018. The court sent out the request of the new court date was "denied" and the original judgment stands. Jon said that it is a shame because all the NRE members wanted was for the Allen's to clean up their property as it was decreasing the home values and violating the Deed Restrictions. Now, we have this judgment that won't be paid until they sell their property, and the property still won't be cleaned up as originally requested.

Treasurer Amy Lingo stated that the CNRE can file an abstract judgement that would cost somewhere around \$500. This would be filed in Real Property Records and help to ensure the HOA is paid. A motion was made to pay the attorney this cost and file the abstract as mentioned.

Motion by: Gabe Bailey Seconded by: Jim Ely to file the judgement.

Passed: Unanimously.

2. 4900 St Leger Drive

Jon reported that at the last meeting, no cleanup activity had been performed on this property, which was verified by CC and Tim Biggs. The property is still on the market for sale and part of the contract is that the property be cleaned completely prior to closing. As far as the CNRE is concerned, this issue is "tabled" until someone decides to take further action. Steve Smargiasso asked why we haven't just taken him to court to request the judge to make him clean it because it has been going on to long. Jon stated he needed a motion to file a court hearing and perform this. Jon volunteered to represent the CNRE at court as he has done in the past even though he will not be President.

Motion by: Steve Smargiasso to file court proceedings

Seconded by: LeAnne Bailey. Passed: Unanimously

6. New Business

A. Policy HOA Resale/Title Certificate

VOTE

Amy Lingo

Currently the \$300 cost to provide this Title Certificate is for any home that is sold within the NRE. We would like to make an amendment to allow family to family transactions to be exempt from this fee. Called an "Non-Arms Length Transaction". Jon called for a vote to accept this policy. In the past the community had a garage sale and the proceeds went to the CNRE, we no longer have that garage sale to raise funds. The motion was made by Amy Lingo to accept this policy as written.

Motion by: Amy Lingo Seconded by: Jim Ely Passed: Unanimously

B. 2023 Annual Summary Goals Report

Jon Puryear

Jon reviewed the 2023 Goals and the status of them. Each member was given a copy of these goals. Jon stated that we were able to give a small amount to the Rio Vista Volunteer FD but it is very small as previous years because we don't have the main fundraiser for the CNRE the Annual Garage Sale. However, Amy Lingo was able to increase the donation by using the HOA/Title Certificate income. (see 2023 Goals Summary)

Spring fest – Completed.

Donation – Rio Vista Fire Department \$320 – passed to increase to \$1,000.

Fall Social Event – Completed

Loaner program – continues. No changes made.

Garage Sale – Completed

Dumpster Program – Completed

Community Clean-up – Ongoing

Web Site – Completed and maintenance continues by Jim Ely

NRE Information – discussed later in the meeting.

Street Signs – Ongoing

Community Crime Watch Committee – Ongoing, continue to grow and train members.

Community Volunteers – Ongoing

Ditch Mowing – Ongoing

HOA Dues – Complete.

Increase Meeting Attendance – Complete

Improve Interest – Complete

NRE Entrance Sign - Complete

C. Voting of Officers

Jon Puryear

Jon stated that there were not any nominations for either Officer position so these positions will remain vacant. The current Officers may appoint someone into these positions to fill the remaining 2-year term if they so desire.

1. President

VOTE

2. Vice President

VOTE

Voting will follow the current CNRE Bylaws

Outgoing Officers will be leaving the Officer Table and be replaced by new Officers.

At this point, Jon Puryear and Scott Lingo vacated their seats at the EBOD table and took a seat in the membership section.

Amy Lingo as treasurer is acting president until a new President and Vice President can be appointed.

D. 2024-2025 Annual Budget

VOTE

Amy Lingo

Amy Lingo presented the proposed Annual Budget for 2024-2025 and reviewed it.

Discussion ensued around mandatory dues and other ideas, until it was voted upon:

Motion by: Jon Puryer. Seconded by: Scott Lingo Passed: Unanimously

7. Adjournment

Amy asked for a motion to adjourn the meeting:

Motion by: Steve Smargiasso Seconded by: Scott Lingo Passed: Unanimously.

Meeting adjourned 8:02 pm