

COMMUNITY OF NOLAN RIVER ESTATES
RV-VFD Meeting Room – FM 916, Rio Vista, Texas
Association Meeting Minutes – Thursday, January 7, 2016

OFFICERS PRESENT:

Jon Puryear – President
Kurt Newman – Treasurer
Michele Newman - Corresponding Secretary

OFFICERS NOT IN ATTENDANCE:

Ronny Eller - Vice President
Recording Secretary – Position Vacant

MEMBERS PRESENT:

The Allens (3)	Sean Stotler	Jill Thomas
John Haubert	Mary Stotler	Michael Willing
Marcea Haubert	James Thomas	

Jon called the meeting to order at 7:06 p.m. Jon gave the invocation.

MINUTES - Michele asked for any suggested changes to the October 1, 2015 Association Meeting minutes as distributed and posted on the CNRE website. No additions or changes to the minutes were suggested. Mike Willing moved to accept the minutes as published. Marcea Haubert seconded the motion. The motion carried unanimously.

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

Balance Statement

Beginning Balance:	\$ 21,975.42
Credit Total:	\$ 252.86
Debit Total:	\$ 211.76
Ending Balance:	\$ 22,016.52

Kurt said since sometimes people ask, he provided a brief rundown of the main ledger credits and debits since the last HOA meeting: dues-\$210; gift certificate of \$100 for the host of the Oktoberfest; \$100 for four new loaner tables. He also said he had the ledger with him in case anyone wanted to see.

To date 59 members have paid dues. The next Newsletter will be April 2016 (input needed around mid-March), and the next Community Cleanup will be 9 Jan 2016 at 8:30 a.m. Sean Stotler moved to accept the Treasurer's report. John Haubert seconded the motion. The motion carried unanimously.

OLD BUSINESS

30 MPH Speed Limit – Ascot - Jon was successful in getting the County to lower the speed limit on Ascot to 30 MPH. Signs are up at Ascot and 1219 and Ascot and Nolan River. If anyone is interested in getting the speed limit lowered up to 10 mph lower than it currently is on their street Jon suggested sending the Precinct Commissioner an email. There is a process that includes a chance to protest if anyone disagrees before any final decision is made by the county.

Marcia Haubert asked why no other streets in the community were included in the lowering of the speed limit. Jon stated that in previous meetings, nobody requested other streets be included. Mary Stotler stated that she would contact Rick Baily, the County Commissioner, to see if Saint Leger can be possibly lowered, too.

Increase Dues to \$50 – Based on discussions at previous meetings, Sean made a motion to increase the voluntary annual dues from \$41 to \$50 per year. Kurt provided a brief recap of annual dues which was also presented at the last Association meeting and included in the minutes of that meeting. Kurt had several suggestions for what to do with the additional income which would be \$500-\$600, such as distinctive decorative sign posts, rebuild the stone ends to the culverts throughout NRE, security camera, fence paint, radar speed limit sign, consistent annual TAMER donation of \$860. Jill Thomas seconded the motion. A secret vote was held and the motion passed unanimously.

Update on Property Complaints – Jon discussed the complaints recapped from the HOA minutes of 1 Oct 2015 and informed the members of the current status.

4800 S. Nolan River: Five trailer loads of stuff have been removed since the July Association meeting and that effort is ongoing.

4900 Saint Leger: The owner continues to make headway. The 6 month extension granted at the last HOA meeting still allows three months for the work to be completed.

4221 Saint Leger Dr.: The owner's plan to put in windows and finish the second floor by the end of 2015 was not accomplished. After some discussion a motion was made to write a letter requiring the owner to complete the exterior of the residence within 30 days or the HOA would take legal action. Motion was made by Marcea and seconded by Sean. Results of the secret vote were: 5 yes (to send letter), 1 no. The new HOA President elected will write the said letter and send to the owner.

2015 Budget Report – Kurt handed out copies to the members and explained the 2015 budget report. He stated the final report is available to those who ask. Motion to accept was made by Mike and seconded by Sean. Motion passed unanimously.

2015 Annual Report – Jon reviewed the goals and accomplishments of 2015. Motion to accept was made by Sean and seconded by Mike. Motion passed unanimously.

NEW BUSINESS

Property Ownership Update – Michele reported that the new owners of 4951 Nolan River have moved in but attempts to greet them have so far failed. Janet Hiebert's lot on Preakness was sold to Jerry and Amy Fox. Construction is already underway. The Ward home at 5045 Nolan River is for sale for \$339,900 and was listed in the January newsletter.

Property Value – 5 Acre Lots – Jon shared his efforts to get property taxes reduced and was informed that he could not speak on behalf of other property owners in NRE. Each would have to file their own complaint. Jon spoke with the appraiser for NRE and she promised to make sure all appraisals were fair and consistent. Jon recommended that everyone prepare a protest letter and make the complaint within the 30 days after receiving the tax bill. Owners of 10 acre lots, as a group, protested taxes and were successful in getting taxes lowered (over 10 years ago). Jon stated that his desires is that all NRE property owners be treated fairly and consistently.

Deed Restriction Change Discussion – A possible change to the Covenants and Deed Restrictions (CCR) was discussed. The proposal discussed was to change the property line easement from 25' to 15' for properties less than two acres in size. The paragraph would be changed as follows (yellow indicates the change):

*7. No buildings or structure of any kind shall be located on any lot near to the front, side, or back lot lines less than twenty-five (25) feet **on lots greater than 2-acres and 15' on lots less than 2-acres**; provided, such setback may be waived by NOLAN RIVER ESTATES HOME/PROPERTY OWNERS ASSOCIATION, INC. as to the individual lots where deemed by NOLAN RIVER ESTATES HOME/PROPERTY OWNERS ASSOCIATION, INC. appropriate because of terrain of such lot. For the purpose of this covenant, eaves, steps and open porches shall be considered as part of a building. Lots shall "front" on the adjoining public way; corner lots shall be deemed to "front" on the way adjoining the shortest lot line, however, the driveway to that family dwelling may be via any adjoining public way.*

After some discussion, it was suggested that to keep things simple to just lower the easement to 15' for all lots. Mike made the motion and it was seconded by Sean. Motion passed unanimously. Since this is a change to the deed restrictions, more than 50% of the property owners have to approve the change before it becomes effective. This suggested change will be mailed to all property owners. Voting will follow the current HOA bylaws.

Committee Reports:

Garage Sale: Michele reported that the garage sale will take place in 2016 and donations will continue to be collected and stored until the sale.

Good Samaritan: Jon has volunteered to fill this position.

Animal Safety: Position remains open.

2016 Budget Proposal – Kurt presented the proposed budget for 2016. It included dues being established at \$50 per year; a donation to TAMER of \$860; the community dumpster program; and possible expenditure of up to \$1,000 for security. It was clarified that TAMER still needs NRE help in order to assist with opposition to the next water rate increase that Monarch will propose. It was explained that the community policy has been to donate a minimum of 51% of the garage sale net proceeds to the Rio Vista VFD. Mike made a motion to accept the budget as proposed. Mary seconded it. Motion carried unanimously.

2016 Officers Election – Votes were counted by Jon Puryear and Mike Willing. Scott Lingo as President and Sether Vilhauer as Vice President were unanimously elected. Neither one was able to attend the meeting. Jon thanked the members for allowing him to serve as the HOA President and handed the meeting over to Kurt since he was the highest HOA Officer present at the meeting.

2016 Committee Chairs – All previous Committee Chairs stated they will fulfill their positions for 2016. Kurt asked that anyone interested in serving the open positions to please contact the Board.

2016 Goals Suggestions Requested – Kurt presented several items that will be added to the 2016 goals to include asking the Precinct to address some road issues within NRE, the 5 acres lot tax issue and the CCR amendment mentioned above.

Open Discussion –

Dog tags – Marcea proposed that NRE entertain the idea of requiring all dogs owned by residents within NRE to wear two tags, rabies and owner contact information. Marcea handed out a proposal and explained her idea. There was some discussion on the topic to include clarifying that this would be a change to the Deed Restrictions and Covenants and not the HOA Bylaws. Kurt promised Marcea's proposal will be discussed at the next officer's meeting.

Coyotes / pigs – Jon addressed the presence of coyotes and wild pigs within NRE. These coyotes have been seen during the day time near houses and livestock. They are not afraid of humans and therefore are considered dangerous and should be eliminated. There have also been feral pigs sighted and an owner has lost two dogs and a cat to what she believed to be feral pigs. Any property owner has the right to protect their property from these threatening coyotes and feral pigs. Jon explained that if an owner does not feel comfortable or does not have the means to protect themselves from these predators, he has a well-qualified team of property owners that will assist. Jon has discussed this topic with the Sheriff and will insure that all the rules and laws are followed. Jon added that permission to come onto a property and permission to shoot on a property is necessary.

There being no further business to discuss, Jon moved to adjourn. Sean seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:38 p.m.

Respectfully submitted by,
Michele Newman
CNRE – Corresponding Secretary