

COMMUNITY OF NOLAN RIVER ESTATES
RV-VFD Meeting Room—FM 916 Rio Vista, Texas
Association Meeting Minutes—Thursday, April 18, 2019

OFFICERS PRESENT

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

MEMBERS PRESENT:

Darren and Chris Vidler
Michael Willing
Keith and Leslie Matthews
Bob and Sally Bade
Artrie and Robert Allen
Steve Smargiasso
Mary Stotler
Jim and Geneva Ely

The meeting was gaveled to order at 7:05 PM by Jim Ely, Invocation was made by: Bob Bade

MINUTES—Geneva Ely asked if there were any additions or corrections to the Jan 17, 2019 HOA meeting minutes which have been posted on the Community Web Site since January. Motion was made by Mike Willing to accept the minutes as printed, seconded by Bob Bade, and carried unanimously.

TREASURER'S REPORT—Mary Stotler presented the Treasurer's report as follows:

Balance Statement	
Beginning Balance	\$ 27, 286.41
Credit Total	\$ 963.95
Debit Total	\$ 94.28
Ending Balance	\$ 28, 156.08

The ledger was provided for anyone who desired to see it. In 2018, 48 members paid dues. Mary stated that of 101 members, 23 members had paid by the date of this meeting. Motion was made by Steve Smargiasso to accept the Treasurer's Report as announced, seconded by Mike Willing, and carried unanimously.

OLD BUSINESS

Request for Road Work— One item remains open on this topic 1) Upgrade of Gold Cup road surface has been addressed by County Precinct 1 in 2018. The Precinct stated that consideration of the subject upgrade would not begin on this topic until spring of 2019. Scheduled repairs are still pending with the County Precinct 1.

NRE Files (Archives)—The Newman's have officially relocated to Fort Worth, but by previous agreement with the Board, they will continue to clean-up, digitize, and catalogue HOA archived historical files providing them to the Board via direct or flash drive transfer as ready. The Newman's are completing the last phase of email cleanup and catalogue and should be completed with this project in May. As of this meeting, we have been advised that all hard copy records have now been electronically catalogued and focus is now on sorting, deleting, and cataloguing emails.

NEW BUSINESS

Variance Request—Keith and Leslie Matthews formally requested and presented to the Board Officers in early March a request for variance to the 25ft property set-back CCR for the purpose of building a garage on their property located at 3769 Preakness Ct. Lot 13. The planned metal garage will be located 287' from the front of the property and 9' from the rear of the residence. The variance requested will locate the NW facing garage edge 18' from the property line (a seven foot variance from the present 25' requirement). In support of granting the variance: **1) Property Constraints:** Subject property is abnormally bisected by a double pipeline requiring all structures be offset to the NW side of the pipeline easement—this pipeline has already caused the primary residence to be located an inordinate distance from the front of the property, **2) Precedent:** Other more drastic variance requests have already been approved by the community the latest being a drastic variance for the garage on Lot 24A—Ascot Drive. **3) Board Recommendation:** Upon personal inspection by Board President, there appears to be no aesthetic, architectural, or negative property valuation considerations to merit declining this variance. Motion to accept the variance request as presented was made by Steve Smargiasso contingent on approval of the Matthews neighbor closest to the proposed project, with a second by Bob Bade, and unanimous vote by eligible members present.

Property Ownership Update— Chris Vidler presented the property updates as follows:

1. 4940 S. Nolan River—2800 sf—17.5 ac—no out buildings or garage—375K (Sold to new residents Keith and Julie Davis)
2. 4181 S. Nolan River—1482 sf—5 ac (amended)—2bd/2ba—multiple out buildings—360K (Sold to new resident James Richmond)
3. 4400 St. Leger—5376 sf—10 ac—4bd/4ba—384K
4. 3757 Preakness—2967 sf—5 ac—4bd/4ba—barn—395K (Sold to new residents Sam and Elizabeth Geigel)
5. 4844 St. Leger—3308 sf—10ac—4bd/2.5ba—oversized garage/storage—400K—(Sold to Tim and CC Biggs)
6. 4221 St. Leger—18,000 sf—70 ac—3bd/2ba—oversized garage/shop/storage—1.95M

Committee Reports

1. **Garage Sale**—Jim Ely stated that this is now on hold since no sponsors have come forward. Haubert's suggested that the CNRE might consider renting a facility for storage of goods prior to each sale. Steve Smargiasso and Jim Ely voiced the cost ineffectiveness of a rental which would also have to be large enough to house all the fixtures. Mary Stotler voiced that RV-VFD's annual contribution from the CNRE is now included in the annual budget and that additional contributions to RV-VFD could be provided through other fund raising projects.
2. **Architecture** —Bob Bade--Nothing to report.
3. **Good Samaritan**—Stephanie Simmons—not present. Floor mats for the Biggs and the Geigel's have been delivered, the matts for Davis and Richmond are ready to be delivered.

4. **Animal Safety and Loaner**—Jim Ely stated that plans for a more permanent storage facility for the loaner program were mentioned, as the current head of the committee will be unable to continue by mid-summer. With Ms. Hardin's stepping down, there will be a need for volunteers for both these committees as well as a space to keep and operate the loaner items.
5. **Community Clean up**-- Jim Ely stated that the program is working well with email alerts and posted signage each month. Jim Ely is presently heading up this position until Darlene Moore (chairperson) is medically recovered. Cleanup should become Easier now that pipeline crews are leaving the area. Jim Ely asked the Matthews family to watch and report on the remediation of the Preakness property and street areas.

2019 Community Chairs— Jim Ely made a plea for persons interested in serving on or leading a community committee to contact any Board member with their request. As of today only Heather Hardin (Animal and Loaner Program Chairperson) has notified the Board that she will be stepping down from her positions on or before July 2019 due to significant life changes.

CNRE Board of Directors—Jim Ely appealed to the members for recommendations for a Vice President appointee to serve out the remainder of his vacated term when moving into the Presidency to cover Steven Beyer's resignation. This is a great place to learn about the Board functions, to greet new residents and to assign and monitor committee chairpersons.

Allen Property at 4333 Ascot—Jim Ely stated that resultant of a guest inquiry in the January meeting for an update on the residence formerly located at 4333 Ascot Dr.—Lot A-29. The residence was destroyed by fire some time ago and is still owned by the Allen family. Artrie Allen commented that her family was ready to start the rebuild process however, there appears to be no visible evidence of rebuilding to date. There have been two complaints voiced to the Board since the January HOA meeting related to this property's condition and stray animals living on the property. In addition, cattle from the property have escaped their confinements and presented potential automobile safety issues twice in the past month. To date neither complainant has provided the Board with actionable evidence required for the Board to take any action in this situation. Robert Allen, in attendance, stated that they are now cleaning up the property and building a fence. His progress has been slowed by his personal illness and that they would be rebuilding sometime this year.

Spring Fest—Mary Stotler presented details on the upcoming event to be held at the Guereca's residence on Saturday April 27th at 4:30P. Mary stated that it should be fun for the community of all ages, plus there would be a fund raising event to benefit the RV-VFD, along with Barbeque cook-off, cake walk, and each resident would be invited to provide sides for the barbeque. It was also stated that an email reminder would be sent prior to the event to increase participation.

OPEN TOPICS—OPEN FORUM

Smashed Culverts at Gold Cup and St. Leger—Steve Smargiasso reported that someone has crushed in the drainage culverts creating slower drainage of storm water from the neighborhood. He stated that he would weed-eat the area for clearer visibility for our inspection.

Johnson County Appraisal District Tax Increases—Several members present voiced displeasure at the considerable increases in their property taxes per their recent tax statements. It appears that the increase is well above the 10% rate increase cap in most cases. At least three residents, the Smargiasso's, the Stotler's, and the Vidler's planned to protest these increases. It was also stated that Stephanie Simmons might be able to provide property value comparable for those who needed such for the protests.

Misinformation regarding the CNRE—On more than one occasion during 2019 in the process of marketing and closing on properties within the CNRE, realtors, title companies, and sellers (or a combination thereof) have provided false and/or misleading information regarding the legal status of the HOA in our community. These errors and omissions have included listing properties as commercial zoning and multi-family. In addition, prospective buyers have been told that the HOA is inactive and that membership is voluntary. All four of these instances are in violation of current and enforceable CCR's and CNRE Bylaws.

Dumpster Program—2019—Jim Ely reminded the meeting that the dumpster program firm start was Friday May 3. Three dumpsters have been budgeted for 2019. Prohibited Items include metals attached to other materials and gas and paint containers along with any kind of tires. A full list of prohibited items and other instructions will be provided with the emails that announce the arrival of the first unit as well as being posted on the dumpsters themselves.

Jim Ely made a final call for any further discussion on any open topic to which there were none.

Meeting Adjourned at 7:58 PM by Jim Ely

Respectfully Submitted by
Geneva Ely
Recording Secretary