



April 17, 2018
Lone Star Trails Membership Meeting Minutes

The meeting was called to order by Kelly Oakes.

It was asked if anything could be done about the black fencing around the lots because looks bad. Lot cleaning and the issues related were discussed.

A resident pointed out that the crushed granite of the walking trails washes out quickly for landscaping and asked if other materials were going to be used. Mr. Oakes informed the membership that crushed granite was the most cost effective for the project.

Mr. Oakes announced the Developer will be stopping the watering of the Retention areas due to costs and lack of success to establish grass.

Mr. Oakes informed the membership of the design elements for the New Parks. They will be 1 acre and 2 acres respectfully. A member of the audience inquired about the neighborhood installing a swimming pool. The Developer will not be building a pool in either park planned.

Discussion was initiated regarding the Retention areas. The safety of the areas is a great concern. The question of who's responsible for children who wonder down into the areas was presented. It was pointed out that the parents of children are ultimately responsible for safety and conduct of their children. Appropriate steps to safeguard the areas will be implemented. Signage will be posted in the retention areas.

The membership voiced concern about the mix of Buffalo grass/ Bermuda/ weeds in the retention areas because of snakes living in over grown areas. It was point out that the grass was maintained to help control erosion protection in retention areas. It was also pointed out that development could not be within a 250 ft. radius from the pump jacks within the neighborhood.

A resident asked if the HOA had to take possession of the Common areas if the residents didn't want them. The development had already designed the common areas to become a part of the HOA and the City of Midland had already accepted the development plans as designed.

The trash from contractors was discussed. A request to have Contractors be more attentive to their waste was made.

A discussion regarding neighbors' yards with numerous weeds was made. It was requested that something be done about the residents who did not tend to their yards. Texas Hawkize Property Management addressed the subject that fines for weeds could only be assessed after 60 days of no change.



Trailers being parked on the street is making it difficult to see the kids running around. Trailers being parked on the street can also be reported to the city of Midland

A motion for a beautification committee for the common areas was made from the floor, Jayne Whitefield Committee Chair, a 2nd motion was received. All agreed. Motion passed.

A motion for an Event Committee to be formed was made. All agreed. Motion passed.

The safety of Golf carts and ATV being operated within the area was discussed. It was recommended that signs be put up prohibiting people from riding around on them. An agreement could not be reached. The discussion to incorporate the restriction into the By-Laws was tabled at this time.

Summary of request for Texas Hawkize Property Mangement was made:

Police contractors on trash

Install additional Garbage cans at pocket parks

All agreed.

Motion was made to have quarterly membership meetings. All agreed.

Next membership meeting will be in August.

Meeting adjourned.