

COMMUNITY OF NOLAN RIVER ESTATES

RV-VFD Meeting Room – FM 916, Rio Vista, Texas

Association Meeting Minutes – Thursday, October 5, 2017

OFFICERS PRESENT:

Stephen Beyer – Vice President

Kurt Newman – Treasurer

Michele Newman – Corresponding Secretary

OFFICERS NOT IN ATTENDANCE:

Scott Lingo – President

Recording Secretary – Position Vacant

MEMBERS PRESENT:

Stephanie Simmons

Mary Stotler

Sean Stotler

Stephen called the meeting to order at 7:05 P.M. and Kurt gave the invocation.

MINUTES - Michele Newman said the minutes of the last HOA meeting had been posted to the NRE web site and asked if there were any suggested changes. There were none. Sean moved to accept the minutes as published and Mary seconded the motion. Motion passed unanimously.

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

Balance Statement

Beginning Balance:	\$ 24,125.83
Credit Total:	\$ 1,115.29
Debit Total:	\$ 51.78
Ending Balance:	\$ 25,189.34

Kurt said credits were from dues paid and from reimbursement of court costs which was \$211. He added that if anyone wanted to see the printed ledger he had a copy. The next Newsletter will be January 2018 (input needed around mid-Dec), and the next Community Cleanup will be Saturday, 14 October at 8:30 a.m. The Taylor family will assume the area previously covered by the Parker family – from the Lingos on Saint Leger to the corner of Saint Leger and Ascot. Stephanie Simmons said the Simmons family will adopt Ascot for the monthly cleanup. Stephen Beyer said the Beyer family will take over the area Kurt has had on Nolan River - from the bridge area to 4520 Nolan River Rd. Mary entered a motion to accept the Treasurer's Report as presented and Stephanie seconded the motion. Motion carried unanimously.

OLD BUSINESS

Property Taxes – Other than Stephen, no one present related an experience with a tax protest. It was decided that another email would be sent asking other NRE owners of their experiences. Stephen's experience was unique, as he purchased within the past year.

Loaner Program – Stephen reminded the group that the community loaner program had been relocated from the Newman's to Heather Hardin's, both on Saint Leger. Only the hanging racks were left behind. There has been no negative feedback since the switch was made.

NEW BUSINESS

Property Ownership Update – Michele said the Mathews family has started construction on their new home at 3769 Preakness. Richard and Lauri Bennett have moved into their home at 4600 Saint Leger. The Robertson family has moved into 5001 Nolan River Rd. Kevin and Ashley Loyd have moved into their home at 4901 Nolan River Rd.

Special Purchases – There was an extensive conversation on this topic. Here are some of the highlights: There is no financial need to have more than \$25,000 in the bank and that goal has been achieved. Funds above that amount have been intended for improvements to the community. Because NRE does not have a dedicated entrance, it has been and will always be difficult to differentiate the properties that comprise NRE. Two ideas to overcome that handicap are rock headwalls and distinctive street sign poles. Reestablishing the rock headwalls throughout the community has been estimated at between \$1,000 and \$1,200 for each of the 32 headwalls. Distinctive street sign poles have been estimated at \$800 each for the eight poles. Examples of distinctive street sign poles are attached to these minutes and were handed out at the meeting. It was decided to again ask the community, via newsletter, for additional ideas, and to provide more details of a street sign program.

Octoberfest – Michele said the Guereca family is again hosting the event this year. It was suggested that the start time for the hayride be moved back a half hour so as to accommodate NRE families participating in Gerard Elementary events on the same day. Michele will check on this. Mary and Sean are overseeing the logistics of the hayride. The Morris' Haunted House fundraiser for Alzheimers should be ready on that date.

Committee Reports –

Architecture – Since Bob Bade is anticipating moving from the community, possibilities for a new Chair were discussed. The property at 4333 Ascot was recently listed for foreclosure and offered on the courthouse steps with a starting price of \$165,000.

Good Samaritan - Our Good Samaritan, Geneva Ely, is up to date.

Animal Safety Committee – Although the community has been fairly quiet in regards to strays, there have been coyotes and wild dogs on Preakness coming from the Lake Pat Cleburne dam area. Kurt said there may be a private citizen building a shelter in the Mansfield area. Information will be shared as it becomes available.

Garage Sale – Timing of the next garage sale was discussed. Pros and cons of conducting it in either August or April were discussed. Ultimately the time that is selected will fall to the hosts, Michele and Kurt Newman, and they indicated that conducting it in October 2018 would be challenging.

Telephone – No new information to report.

Officer Nominations – Scott Lingo was nominated for President and Stephen Beyer was nominated for Vice President. Nominations are accepted up to and including the night of elections in January 2018. Treasurer and Corresponding Secretary will be elected in January 2019. The Recording Secretary position can be appointed at any time.

OPEN DISCUSSION

NRE Owners/Residents Vehicle Identification Tags – The pros and cons of identifying vehicles within NRE was discussed. Cost of tags would be minimal, 40¢ to 80¢ each; however, after a lengthy discussion, the mechanics of managing and using such a program seem to outweigh the advantages.

Asphalt Scam - Stephen shared more details about his experience with the door-to-door Asphalt Salesman which was initially published via email within NRE.

Additional Volunteers - Scott Simmons has volunteered for the COP program. Stephanie Simmons has volunteered to be the initial greeter of newcomers. The possibility of changing the welcome gift was discussed.

Meeting adjourned at 8:14 pm.

Respectfully submitted by,
Michele Newman
Corresponding Secretary

(1 attachment)



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Custom Dr

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Custom Dr

☐ Other/Custom