

ANNOTATED AGENDA & MINUTES:

Topic 1 – Roll Call and Agenda Review

Purpose: *Ensure that everyone who should be present is present.*

Discussion:

Topic 2 – Review Actions from Previous Meetings

Purpose: *Follow up on any actions that were to be taken from the last meeting and determine status or issues..*

Discussion:

Approved online

Topic 3 – Treasury Report

Purpose: *To get a current update of the financial condition of the POA*

Discussion:

Paul Gravett presented the treasury report and it was approved by voice vote.

- Total assets 66,519.66; Liabilities = 0; Balance = 66,519.66
- Last 5 checks – 1734.59 & 500 to Water atty; 5000 to POA atty; 61.20 to Paul Gravett for stamps, envelopes, etc; \$480 to SW Engineers for value assessment on water system
- Treasury report accepted

Topic 4 – Water Update

Purpose: *To get a summary update of activities of the Water Board and any water related issues needing attention of the POA board..*

Discussion:

- Original \$10,000 offer had to be raised to \$20,000 based on assessments as high as \$300-400 per tap by independent audit.
- \$20K offer accepted by Stan Putnam and TNRCC has given approval; waiting on court system
- Expectation is a month or two to complete the purchase
- Patrick King is ready to manage as soon as we have possession
- Recommendations have been made as to the best locations for a new well but still need agreement from the property owners affected
- Water Board is asking for \$25000 seed money to purchase the system and get things going until revenue is coming in
- Discussion of existing \$16 tap fee that is reserved for capital improvement. Stan Putnam has not spent this money so there should be money coming back to us upon purchase. Estimate is \$24000 but last financial statement listed \$18000. Recommendation that the board not act too hasty in eliminating the fee as homeowners are already used to paying and it could serve to pay off the debt quicker. May be automatically eliminated because it was instituted by the court only until such time that the system is purchased.
- Motion to pay the \$25K, seconded, and approved.

Topic 5 – ACC Update

Purpose: *To get an update as to any issues or actions of the ACC that need to be brought to the attention of the full board.*

Discussion:

Mowing and Bar Ditch Discussion

- We have less easements but several lots have not been mowed in years.
- Have had several fires; one possibly caused by a cigarette and another by airborne embers from an outdoor burn (before burn ban).
- Recommendation to wait until burn ban is over as mowing some of the lots at this point might cause a fire.
- Paul suggests that the standard should be to at least keep vacant lots mowed back from the road.
- Use the newsletter to ask for voluntary mowing of easements
- There is trash in some of the drainage ditches throughout the neighborhood. Can call the county but they only come out and attend to the specific instance reported and don't do a general sweep through the neighborhood
- Paul to send Susan Patty an email asking her to contact the county commissioner about the drainage ditches. Susan seems to have a way of getting them to respond.

Koenig Resale Cert

- Must issue or deny by 5:00 PM 8/11. After discussion, decision made to issue certificate with wording to clear piles of dirt, rock, and debris from behind the house.

House Next to Phil's

- House has been under construction for a couple of years which is way over the limit.
- Richard to contact owner and ask that he take action to make the house not look like it is under construction

Topic 6 – October Meeting/BBQ

Purpose: *Discussion of timing and location for October meeting and barbecue*

Discussion:

- Meeting to be held latter part of October and have a Halloween theme
- Paul Gravett and Skip Gibbons volunteered to chair
- Possible locations include Rick Patty's lot or 2 lots at Mourning Dove & Oak Hollow Lane
- Discussion of need for ice. Previous barbecues being in the summer allowed us to use ice from the schools that don't need their ice when school is out. Will need ice from another source.

Topic 7 – Misc. Business

Purpose: *Cover any additional topics*

Discussion:**Newsletter**

- Time for a newsletter and several topics mentioned during this meeting for inclusion in newsletter:
 - Voluntary mowing of easements
 - Automatic sprinklers
 - Ice donations for BBQ

Web Site

- Marty working up detailed plans
- Very similar to the site today except easier to get to