

Oak Forest POA Meeting—minutes meeting dated Nov 4, 2006

Meeting, held at 210 Oak Hollow Lane, began at 9:00 a.m.

Attending: Arlis Walker, Paul Gravett, Mariah Nelson, Susan Patty, Clover Clamons, Margie Laughlin, R.A. Rall, (all elected members of the new board), and Christ Gravett, John Nelson, Lovina Bowman. Bd. members absent: Randy Copeland, Skip Gibbons
Gratitude expressed for past members service and for all the volunteers who are on the new board. Welcome to neighborhood non-board members who attended meeting.

Election of Officers

-General discussion prior to nomination and election

Paul Gravett read a prepared statement concerning his view of the way a board should operate. Since a reading of past minutes was not available, but minutes were passed out, his statement brought everyone onto the same page as far as concerns for the new board of directors and things to be worked on during this next year.

Issues brought up include:

+Purchase of water system and the amount of financial support the POA needs to provide.

+Maintenance of the common area, such as mowing right of ways, vacant lots, a back entrance lighted sign and marquee, and clean up and maintenance around the water system.

+Bringing the neighborhood together again as a unit.

+Addressing some long-standing ACC situations

+Showing the neighborhood that the POA board can function as a governing body for the neighborhood, and getting help from reluctant homeowners who feel like the board is on a “witch hunt” for violations

+And finally, establishing or reestablishing a viable method of communication with the property owners of the neighborhood—website and newsletter.

-With this in mind, a slate of officers was nominated, and with two members of the board absent, the remaining seven elected:

President—Capt. R.A. Rall

Vice President—Clover Clamons

Secretary—Susan Patty

Treasurer—Paul Gravett

Of the board members present, vote was unanimous.

Schedule of regular meetings

In an attempt to secure confidence from the general population of the neighborhood association, and in adherence to the laws of meeting, the board has chosen to meet the first Saturday of the month.

Dec 2, 2006

Jan 6, 2007

Feb 3, 2007

We will get notice of the meeting into our newsletter, and also post the meeting time and place on the front marquee. Tentatively, until a location can be secured, the meeting time will be 8:00 a.m. Possible locations include Buda Library, Cabellas conference room, Balcones bank conference area, and Hill Country Coffee conference table (located at 12115 Manchaca Road near Menchaca Elementary School)

Susan Patty will find a location for the next meeting, and notify all board members, and post it on the marquee.

It is the intention of the new Board of Directors to make these meetings as public as possible, so use of homes is not encouraged. It favors the right of members of the neighborhood to be heard, and welcome anyone's attendance.

-Paul Gravett also read a prepared statement of suggested rules of conduct which was discussed. Therein he suggested

-that everyone has the right to be heard.

-Nobody has the right to belittle or physically threaten another.

-We must act like adults always.

-A question may be brought before the board once. It will receive a hearing and a vote will be taken, the simple majority will rule.

-Everyone should accept the outcome.

-The POA board represents the homeowners of the neighborhood and must yield their own interests in favor of what is best for the neighborhood.

-The C and R's are a contract that we must follow. It is the place of the board to determine the way those rules shall be interpreted.

-Wherever possible, the POA should allow the property owner to determine the condition of his own property—right up until his actions clearly violate the C&R's and area detriment to the property values of the neighborhood. The ACC should adopt a system for handling complaints.

-Every effort should be made to schedule board meetings 90 days in advance, with all welcomed. If a disruptive person does not accept the majority vote, the board reserves the right to ask him/her to leave the meeting.

-Committees should be established in the following areas—common area, ACC, Welcome Committee, Newsletter, Neighborhood Night Out and Neighborhood Watch

RA Rall added that an arbitration board might be useful for some situations, wherein a member can appeal to some a committee of peers rather than going directly into litigation and court fees.

Nothing was voted on in these above suggestions. However, most the board seemed in favor of using these suggestions as ground rules for the board.

ACC committee

Heading up the new committee, Clover Clamons has worked on a previous neighborhood board. She requested a master plat and list of residents/owners for each lot.

Paul will give her the plat map, and someone suggested the best place to get current ownership of lots is from the county clerk's office.

Clover requested an update of outstanding violations so she is apprised of the situation. Arlis Walker told of the only current lawsuit. It will soon be settled. Discussion about neighborhood situations centered in the idea that the ACC seems to be the source of contention for many new people moving into the neighborhood. Not knowing the way to address changes and/or not knowing what is against regulations, many have fallen under scrutiny unknowingly. An idea of self-assessment was encouraged. Other volunteers to the committee include Arlis Walker, John Nelson and Chris Gravett. It is noted that the past attorney did not meet POA needs well enough, so a new lawyer has been chosen. The new ACC will need to contact her and see if she is acceptable. The retainer with our old lawyer needs to be obtained.

Welcome Committee

Susan Patty will chair this committee. Many new property owners have moved in without a welcome or an assisting hand. She has gathered a group of neighbors willing to make a packet for the purpose of introducing who is who in the neighborhood, how to get in touch with the ACC, or the POA president, and suggestions for other vitals like propane, internet connections, phone, etc. Also, this committee will physically greet new neighbors with a "goodies basket" shortly after moving in.

Members of the POA board agreed to let their personal email, address, and phone numbers appear on the welcoming packet.

Things told to new homeowners will also appear regularly in the Newsletter, so persons missed by this new welcoming committee will at least get the information!

Committee members: Kay Gibbons, Cindy Laughlin, Kathy Lockett, Hector and Rhonda Moreno. Others wishing to serve on this committee can contact Susan Patty. (see board member information at end of minutes)

Newsletter

Margie Laughlin, who did a wonderful job on the last newsletter, has agreed to continue in this capacity, so long as people will give her information and items to publish. The newsletter will come out quarterly unless other information is necessary earlier.

People wishing to join her committee, who will contribute information, interview new or old homeowners, or help with the stamping and production are asked to contact her. (see board member information at end of minutes)

RA Rall will submit a letter welcoming or addressing the neighborhood concerning the new board. When his letter is approved, it will be published in the next newsletter.

Information from the welcoming committee will also be transmitted to the newsletter.

Common Area Committee

Heading this committee, Mariah Nelson will regulate the mowing of easements, the front garden area, and other concerns of the common area. The board has tabled discussion on a second marquee to be located at the back of the neighborhood until homeowners living nearby can be contacted and invited to the discussion. (Probably Jan or Feb meeting 07)

Raul Martinez has volunteered to mow the frontage along 967 for the cost of gasoline.

Ramon Garcia and Daniel Perez volunteered to do the rest of the mowing. Mariah and/or Paul will contact these mowers.

Other items not related to committee work, but concerning the Board

+A list of the present assets was requested.

The neighborhood association board owns/rents:

-one laptop computer—presently at Paul Gravett’s home, unused

-one digital camera—presently held by Richard Bischoff

-storage facility with documents from homeowners and build outs—U-haul at Slaughter and I-35. A monthly fee is paid to keep those many papers. Keys held by Paul and Richard

-mailbox rented from Manchaca Post Office box 911, keys held by Susan Patty, Richard Bischoff, and Paul Gravett

-retainer with old lawyer Mark Cohen needs to be retrieved

-various office essentials such as paper, stamps, mailing envelopes etc. Paul Gravett

-other stamps for newsletter circulation—Margie Laughlin

+Paul suggested having neighborhood association letterhead and envelopes made. Susan Patty will check into cost.

+Discussion on the website: Rick Patty of the former board and volunteer Kathleen Lossau will work to get a neighborhood website working. Clover Clamons suggested Main.org has an easy to use format designed for neighborhood associations.

Future events, meetings and contact persons, minutes from past meetings, along with discussion about topics discussed can happen therein.

+ACC board should meet before the POA board to discuss any problems

+Water board representatives should be at POA meetings and POA members should be at the water board meetings.

+RA Rall indicated that meetings should last about an hour, with other information electronically passed. All members of the board should be included in all correspondence so there is not suggestion of exclusivity or other actions contrary to open meetings rules.

Meeting was adjourned at 11:24 a.m. Next meeting Dec 2, 2006 Saturday morning, place to be announced.

Future items:

Lighting contest, Marquee, committee work, water board

Board members contact information:

President

Raoul Rall (R.A.)

Vice President

Clover Clamons

Treasurer

Paul Gravett

Margie Laughlin

Arlis Walker

Mariah Nelson

Secretary

Susan Patty

Randy Copeland

Skip Gibbons