



# Texas National Property Owners Association

P.O. Box 1150, Willis, TX 77378 • 935-856-9556 • txnatpoa@hotmail.com

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Board of Directors

Regular Meeting

October 5, 2016

## I) Call To Order / Establish Quorum

A) President Sandy Russell called the meeting to order at 18:01 at the Willis Community Center.

B) The following board members were present:

- 1) Sandy Russell (President), Gary Hines (Vice-President), Andrew Jahnke (Director), Katy Williams (Director), Richard Cherry (Director), Giustina Persich (Director), Pat Herrington (Director), LaVonne Self (Secretary/Treasurer)

## II) Approval of 15 September 2016 Minutes

A) The Board of Directors reviewed the minutes from the September meetings electronically and they were approved and published prior to this meeting.

## III) Reports

A) MUD Liaison

- 1) New rates should be in effect for residents.
- 2) New bonds will be put on sale soon.
- 3) There will be a special meeting on 22Oct at <location>

B) Constable

- 1) Director Hines provided a report of the last three months.

C) Financial

- 1) LaVonne provided a report to the board.

## IV) Old Business

A) Act on or Ratify/Reaffirm Board actions since last meeting



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- 1) The board met with the advisory committee to discuss the memo from the lawyer retained by the POA with regards to the golf course. The results of that meeting including the memo have been published.
- 2) The board met to finalize the revisions to the deed restrictions and submitted them for final review by the POA lawyer.
- 3) The board met to put together the agenda for 5OCT2016 meeting.

## B) Status of Ongoing Projects

### 1) Street Lights

- (i) Entergy has put markers down for the new streetlights.

### 2) Deed Restriction Revisions

- (i) Town halls will be held at the following date and times at the Willis Community Center on Mink:

- (a) October 12<sup>th</sup>: 10am, 2pm, 6pm

- (b) October 18<sup>th</sup>: 10am, 2pm, 7pm

- (c) November 3<sup>rd</sup>: 10am, 2pm, 7pm

- (ii) Residents are encouraged to read the proposed changes prior to the town halls.

### 3) Former Golf Course

- (i) Attorney memo and the board's response has been published to the community website.

- (ii) The POA Board will be reaching out to the new owners to get an update on the status of their plans and to schedule another meeting.

### 4) Little Free Library

- (i) VP Hines motioned to approve up to \$75 for children and youth books. Director Cherry Seconded the motion and it passed.

## C) Items from Previous Meeting

- 1) Electricity to front POA lot.



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- (i) Estimate for running electricity to the front lot for events and holiday decorations came back. The board elected to not pursue this at this time.

### **V) New Business**

#### **A) Mowing/Landscaping Contract**

- 1) President Russell motioned to accept the bid from Greenscape Innovations. VP Hines seconded the motion and it passed.

#### **B) Members Meeting**

- 1) 14<sup>th</sup> November 7pm at the Willis Community Center on Mink.

#### **C) Community Garage Sale**

- 1) November 5<sup>th</sup> and 6<sup>th</sup>.
- 2) President Russell motioned to buy 2 “Garage Sale” flags. Director Cherry seconded the motion and it passed.
- 3) President Russell motioned to place an ad for the garage sale in the paper. VP Hines seconded the motion and it passed.

#### **D) Halloween**

- 1) Suggested curfew 9pm
- 2) It is suggested that residents limit street parking for the night.

### **VI) Members Questions and Comments**

### **VII) Adjournment**

- A) The next meeting is the 14<sup>th</sup> of November at 7PM at the Willis Community Center on Mink.
- B) President Russell motioned to adjourn the meeting. VP Hines seconded the motion and it passed. The meeting adjourned at 18:51.