



Board of Directors

Regular Meeting

January 5, 2017

I Call to Order/Establish Quorum

- A) President Sandy Russell called the meeting to order at 18:03 at the Willis Community Center.
- B) The following board members were present:
 - 1) Sandy Russell (President), Gary Hines (Vice-President), Katy Williams (Director), Richard Cherry (Director), Pat Herrington (Director), Giustina Persich (Director) and Andrew Jahnke (Director).

II Approval of 07 December 2016 Minutes

- A) The Board of Directors have approved the minutes from the December meeting.

III Reports

- A) Financial - LaVonne Self, Treasurer
 - 1) Sandy Russell reported our current balance is approximately \$200,000 and CD valued at just under \$57,000.
 - 2) 2017 Assessment Fees are coming in.
- B) MUD Liaison - President Russell
 - 1) The Lift Station is still on hold.
 - 2) Search for new Engineering Co. continues.
 - 3) Found bank offering good interest rate on Bonds (27 yr.).
- C) DRC Liaison - Director Persich
 - 1) Director Russell reported DRC members declined a request to attend the Board Meeting.
 - 2) During discussion Director Persich said she had not received a DRC report.
 - 3) Board agreed to call a special meeting with DRC members to discuss guidelines and other issues at a date to be determined.
- D) Constable - Director Hines
 - 1) Director Hines provided a short report of the last month stating (1) one citation was issued, several citizen contacts were made and several warnings were issued.
 - 2) During discussion the board approved of Deputy Bostic's use of spotlighting homes.

IV Old Business

- A) Electrical Work
 - 1) President Russell reported the Flag Lite is still not working and contractor has been called.
 - (i) President Russell reported the original cost of repair was about \$387.00.
- B) Roads
 - 1) Director Williams reported no new updates on anticipated road repairs.
 - 2) President Russell reported pot hole repair was completed by A-1 Paving Co. and County.
- C) Security Cameras
 - 1) Director Cherry reported on an alternative security camera system for entrance.
 - (i) Director Cherry presented an estimate of \$1,066.93 from Christopher Jones for a

- system which included installation of cameras, DVR and other items.
- (ii) Director Jahnke raised questions of storage and camera capabilities. Director Cherry agreed to present additional information at a later date.
 - (iii) No further action was taken.
- 2) During discussion it was agreed that access to the system should remain “within the box” and not allow casual or community viewing.
 - (i) Director Jahnke suggested a “Read Only” setting for system.
 - 3) Other legal issues were discussed and Director Hines suggested and it was agreed that President Russell should consult with our lawyer about the legality of viewing cameras under various circumstances.
- D) Former Golf Course
- 1) President Russell said repairs are continuing to the siding of the Club House.
- E) Deed Restriction Revisions
- 1) Director Russell distributed a letter from our attorney clarifying several issues concerning eligible voters and instructions on how to proceed with passing the new deed restrictions. Board members were urged to familiarize themselves with the procedure.
 - 2) Amendment to our bylaws, Section II, Maintenance Assessment and Fees, was approved by Attorney Bailey and the form to be submitted to County was signed.
 - 3) A general discussion about board procedures concerning the adoption of the revisions involved members of the audience.

V) New Business

- A) Community Garage Sale
- 1) Director Hines presented the idea of having the Community Garage Sale twice a year.
 - (i) Discussion involved the need for additional signage, a large banner, posters, timely advertising and help getting more traffic to the Comanche street area.
 - (ii) Director Hines will present additional information at a later date.
- C) Website Revisions
- 1) Director Hines submitted a layout with new ideas for P.O.A. website.
 - (i) Discussion involved simplifying the design and the reorganization of content.
 - (ii) Director Jahnke suggested making the site more “mobile friendly”.
 - (iii) Director Herrington agreed to write a brief history of the Texas National community.
- D) Newsletter
- 1) Director Hines will prepare Newsletter during January.
- E) Street Lights
- 1) Director Russell passed out a map of existing street lights, (53), and requested board members make suggestions about additional locations. New lights on Pecos discussed.
- F) Spring Clean-up
- 1) Director Jahnke discussed need for the Board to set a date (mid March - May) for the Spring Clean-Up event.
 - (i) Discussions included the need to promote all events in a timely manner and make all events more inclusive for all members of the community.
- G) Community Input and Involvement
- 1) Director Herrington suggested the Board find a way to include more community questions during meetings. Suggestions included registering questions before meetings, email

questions, drop box on website, contacting individual board members and placement on the agenda. The board acknowledged the problem and agreed to consider options.

VI) Members Questions and Comments

- A) No Questions were asked.

VII) Adjournment

- A) Director Jahnke motioned to adjourn the meeting. Director Persich seconded the motion and it passed. The meeting adjourned at 19:42.