



**Board of Directors**

**Regular Meeting**

**Dec 7, 2016**

**I Call to Order/Establish Quorum**

- A) President Sandy Russell called the meeting to order at 18:02 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), and Giustina Persich (Director). Director Andrew Jahnke was absent.

**II Approval of 15 September 2016 Minutes**

- A) The Board of Directors have not approved the minutes from the September meetings. Director Gary Hines has posted them to the website for approval later.

**III Reports**

- A) Financial - LaVonne Self, Treasurer
  - 1) LaVonne reported our current balance is \$180,423.
  - 2) Over 500 Assessment Fee Invoices for 2017 totaling a little over \$78,000 have been sent out.
- B) MUD Liaison - President Russell
  - 1) The Lift Station is on hold.
  - 2) They have received a feasibility study for the Holly development group.
  - 3) There will be a meeting on 15 Dec.
- C) DRC Liaison - Director Persich
  - 1) Director Persich gave a report.
  - 2) During discussion Director Williams reported Lennar Homes will only build 8 new homes next year.
- D) Constable - Director Hines
  - 1) Director Hines provided a report of the last three months. Several citations and warnings were issued. Suggestions about patrol procedures were made.
- E) Deed Restriction Violations - Director Hines
  - 1) We have received very good response to current notifications.
  - 2) The board agreed we need advice from our attorney about several issues.
  - 3) A Second Notice letter will be prepared for board approval and sent out.

**IV Old Business**

- A) Act on or Ratify/Reaffirm Board actions since last meeting.
  - 1) Electrical Work
    - (i) President Russell reviewed a bid of \$1,825.00 to provide additional Electrical service to the entrance area and repair the flag lite.
      - (a) The board agreed to postpone a final vote on the project until a breakdown of cost could be provided.
- B) Roads

- 1) Director Williams met with Tracey <name> from Mike Meador's office to discuss road repairs for portions of N. Commanche. Katy will let us know when.
  - (i) Director Williams said, according to Tracey <name>, repairs will be made only to the small damaged area on N. Comanche at this time when weather permits. Casey from Lennar Homes will instruct trucks to use a different route to avoid the area under construction
  - (ii) Director Williams said no other roads will be taken in (for repaving) by county until Lennar is finished building.
- 2) President Russell presented a bid of \$1,200.00 for pot hole repair in the neighborhood by A-1 Paving Co.
  - (i) Director Herrington Motioned to approve the repairs.  
Director Williams Seconded the motion and it passed.

C) Former Golf Course

- 1) President Russell said no new plans have been presented.
- 2) Some repairs are being made to the siding on the Club House.

D) Security Cameras

- 1) Director Williams presented two camera systems, the Night Owl for \$899.00 and the Swan for \$529.00 as replacement for our current system. Purchasing an extended Warranty at undetermined amount was approved.
  - (i) Director Hines Motioned to approve the Night Owl system.  
Motion was Seconded by Director Persich and it passed.

E) Deed Restriction Revisions

- 1) Director Russell has sent a letter to Jess Bailey for clarification on several issues concerning eligible voters, establishing a quorum and how to proceed.

F) Deputy Constable Contract

- 1) Director Hines reported a need to review and renew the contract.
  - i) Director Herrington Motioned to approve the contract for another (3) three months.  
Motion was Seconded by Director Russell and it passed.

G) Gift Cards

- 1) Director Hines requested Gift Cards by approved for 3 neighborhood volunteers.
  - i) Director Williams Motioned to approve gift cards.  
Motion was Seconded by Director Russell and it passed.

**V) New Business**

A) Revise Bylaws to conform with current practices.

- 1) Director Russell proposed a revision to Article II, Section 2 of the Bylaws.
  - i) Director Herrington Motioned to approve.  
Motion was Seconded by Director Persich and it passed.

B) Delinquent Account Collections

- 1) Director Williams will research past due accounts.
- 2) Director Russell said a court date has been set for December 15, 2016 for the collection of back fees owed on Sec. 1, Blk. 2, Lot 15. Director Russell and Atty. Jess Bailey will attend representing the Texas National P.O.A.

C) Website Revisions

- 1) Director Hines will revise website.

D) Newsletter

- 1) Director Hines will prepare Newsletter for or during January.

**VI) Members Questions and Comments**

**VII) Adjournment**

- A) VP Hines motioned to adjourn the meeting. President Russell seconded the motion and it passed. The meeting adjourned at 19:40.