

TEXAS NATIONAL PROPERTY OWNERS' ASSOCIATION
SEMI-ANNUAL MEMBERS MEETING
NOVEMBER 10, 2015

Attendees:

Sandy Russell

Gary Hines

Texas National Members

Pete Balzola

LaVonne

The meeting was held at the Willis Community Center, 109 Mink St., Willis Texas and called to order at 7:00PM.

The Board approved the minutes of the May 14, 2015 meeting a quorum was established.

LaVonne Self gave a treasurer report to the Members. Pete explained that there is extra money in the bank right now due to Lennar paying construction fees but that revenue will disappear in the next two years as Lennar will be finished with their development in the community.

Sandy told the Members that there is nothing new regarding the golf course. Mr. Chen has said he is willing to sell but there are doubts about that.

The issue of the Drainage problem at the corner of Maverick and Zapata Way was discussed at length. The Board approved a plan to improve the drainage at that area, but due to the scope of the project and the fact that we did not get approval from the golf course or Lennar to access their property, the project is postponed until a later date.

Sandy told the Members that the Texas National clean-up day is postponed until the spring as we have had so much rain on the scheduled days. Since so much of the food has been purchased for this day, The Board will host a Meet and Greet for the neighborhood. We do not want to waste the food and have it spoil so this will be a good time for the neighborhood to gather and visit.

New Business: The Board has hired a new attorney to represent the POA. They hired the Bailey Law Firm in the Woodlands. Jess Bailey will be our attorney. The Board hopes to have her at the next Board Meeting for everyone to meet.

Sandy said that David Randall has talked to Mike Meador and the county has agreed to accept Zapata Way, Pecos and a large portion of Comanche Circle. He could not give David a date for the work but said he will do the work as soon as possible.

There is a new camera at the entrance. The Board purchased a new and better DVR for the camera which should allow for a better view of vehicles coming and leaving the subdivision.

Lennar has contributed toward this camera. Also the control box and sprinkler head at the entrance has been hit and damaged the system, which in turn caused the water leaks. Lennar has agreed to place large rocks close to this equipment to hopefully remedy this situation. If necessary, the Board will move the box and sprinkler head further back from the road.

The monthly meetings for next year will be in the Willis Community Building on the first Wednesday night except the two Semi-Annual Meetings, which will be on the second Wednesday of the month at 7:00PM.

The issue of people speeding on our streets was brought up. The Board is going to see about hiring an off duty constable to patrol and give tickets which would get some people to slow down.

The Board has discussed and considered an increase in the annual maintenance fee. Right now we are breaking about even, but with Lennar ending their building homes in our subdivision we are going to need to have more revenue come in to maintain our neighborhood. After some discussion, Gary made the motion to increase the annual fee by \$25.00 for the developed areas and leave the undeveloped/unimproved areas at the current \$75.00 annually. Pete seconded the motion and it was unanimously approved by the Board.

The Board is considering a covered pavilion to be built at the entrance on the POA property located across from the Lennar model home. This is going to need more investigating and research, and the Board would welcome ideas and input from the residents on this potential project.

There being no further business Pete made the motion that the meeting adjourn and Gary did second the motion. The meeting ended at 8:20PM