



# Texas National Property Owners Association

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## Board of Directors

## Regular Meeting

September 7, 2016

### I Call to Order/Establish Quorum

- a. President Sandy Russell called the meeting to order at 1800 hrs at the Willis Community Center.
- b. The following Board members were in attendance: Sandy Russell (President), Gary Hines (Vice-President), Katy Williams (Director), LaVonne Self (Secretary/Treasurer).
- c. Absent: Andrew Jahnke (Director)

### II Property Owner Comments and Questions

- a. Potentially dangerous dead tree on Tx Nat Blvd.
- b. Need for neighborhood meeting place/play area.
- c. Board asked about Report from Mr. Kornhauser which was received about 4:00 pm. Sandy said the Board will review and report to members at next meeting.
- d. Sandy also stated that RRH Development does not have definite plans at this time.

### III Approval of 16 August 2016 Minutes

- a. The Board of Directors reviewed these minutes electronically and they were approved and published prior to this meeting.

### IV Reports

- a. Financial
  - i. LaVonne gave a report of the POA's account balances.
- b. Landscape steering committee
  - i. No Report
- c. MUD Liaison
  - i. 30% water rate increase and \$10 sewer increase starting in November.
- d. Deputy Constable
  - i. Continues to patrol 12 hours a month making resident contact.
- e. Streetlights
  - i. Awaiting word from Entergy when our installation is scheduled.
- f. Newsletter
  - i. Director Hines reported that he hopes to have it ready next week.

### V. Old Business

- a. New Board members
  - i. Tabled until full board is present.
  - ii. Sandy will see if Community Center is available Sept 15 for a special meeting.
- b. Deed Restriction Revisions
  - i. The Board has almost completed their final adjustments which should be ready to present to the community in a series of Town Hall style meetings.
- c. Golf Course
  - i. The Board has had one meeting with RRH development.

- ii. They had preliminary plans for development of one section along Texas National Blvd. The Board gave them several suggestions about incorporating green spaces/ play areas and drainage issues.
- d. Little Free Library
  - i. Keith reported to President Russell that it was almost complete.
- e. Deed Restriction Violations
  - i. Director Hines suggested that a committee of Board Members be formed to organize and assess violations.
- f. Road Repairs
  - i. Director Williams met with Mike Meador about current road repair plans. Mr Meador said he would prefer to hold off on street repaving while Lennar is still planning to clear and build on about 21 lots in that area. Pot holes will continue to be filled as needed.
  - ii. Commissioner Meador is also considering taking into county control the rest of the streets in that area.

## **VI New Business**

- a. Mowing Contract
  - i. Director Russell will notify 4 potential bidders previously contacted when contract is ready for bid.
- b. Deputy Constable Contract
  - i. Tabled until next meeting.
- c. Front Entrance Cameras
  - i. Not currently functioning properly and have never performed as advertised.
  - ii. Director Williams volunteered to research replacements.
- d. Increase Available Electricity to Common Area at Front
  - i. President Russell to call electrician for estimates.

## **V Adjournment**

- a. Director Hines motioned to adjourn the meeting, President Russell seconded the motion and it was unanimously approved and the meeting was adjourned at 1729 hrs.