

Texas national POA Board Meeting April 6, 2016

Present: Sandy Russell, Gary Hines, Pete Balzola

The meeting was called to order at 6:02pm. Best wishes for LaVonne's speedy recovery were extended by all present.

A brief financial report was given by Sandy showing no change from previous reports. Maintenance fees (including the late charge) from property owners in the developed section continue to trickle in.

The clean up and picnic were reviewed with suggestion made to increase participation in the Fall. Sandy announced that the lower Comanche area was not a dumping ground and that Lennar was going to post the area and consider prosecuting violators. Likewise, the construction dumpsters are not for residents to dump mattresses, tires etc.

The Board voted 2:1 to spend \$40 to register a "Little Free Library" for the POA property near the bulletin board.

Only approximately 60 responses were received to the pavilion survey. While the response tended to the positive, the Board felt that it was best to table the project for now and explore other possible options.

Lennar is waiting for Aquamanagement to install a water meter on the island before they re-landscape the front entrance and the "islands" on Maverick.

The Board has made preliminary revisions to the first draft of the Deed Restrictions from our attorney. They will now go back to them.

We have hired Deputy Constable Paul Bostic to work 12 hours a month until June 15 and then will re-evaluate. Gary presented some of the highlights of his interactions with drivers and residents so far.

A new subdivision named Willis Ranch is under development somewhere on the South side of Hwy 2432 and FM 830. 41 acres, 120-140 homes. Texas National MUD voted to annex them for MUD services (strongly recommended by TCEQ). Also the Tx Nat MUD voted to transfer their large piece of property at the front entrance and the 2 small islands on Maverick to the POA. It will take a couple of months to finalize.

It was announced that Lennar is having a pizza party for the neighborhood on April 14 from 6-8pm at the model home. If you plan to attend please call 926-444-2073 so they can be sure to have enough food.

A reminder that the Semi-annual meeting will be Monday May 2 at 7 PM. Election of Board members will take place. Anyone interested in running is asked to please call LaVonne so that you name can be placed on a printed ballot.

The meeting was adjourned at 6:49 PM.