



Texas National Property Owners Association

P.O. Box 1150, Willis, TX 77378 • 935-856-9556 • txnatpoa@hotmail.com

Board of Directors

Regular Meeting

August 3, 2016

I. Call To Order/Establish a Quorum

- a. President Sandy Russell called the meeting to order at 18:00 at the Willis Community Center.
- b. The following board members were in attendance.
 - i. Sandy Russell (President); Gary Hines (Vice-President); Andrew Jahnke (Director); LaVonne Self (Secretary/Treasurer)
- c. The following board members were absent.
 - i. Katy Williams (Director); Johnny Porter (Director)

II. Property Owner Comments and Questions

- a. There were no questions for comments from the property owners.

III. Approval of 6July2016 Minutes

- a. The Board of Directors reviewed the minutes from the July meeting 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. Design Review Committee
 - i. 3 new Lennar homes were approved as well as one patio expansion.
- c. Landscape Steering Committee
 - i. Repairs on the sprinklers are mostly completed. There is one left to be repaired.
 - ii. The committee is looking to add some color to the greenspaces for this autumn.
 - iii. The committee is looking for additional members that would like to help.
- d. MUD Liaison
 - i. There will be at least two additional special MUD Board meetings coming in the next few weeks. Notices should be posted on their section of the community bulletin board.
- e. Constable Patrol
 - i. Lots of positive contact with the residents and the constable.

V. Old Business

- a. Act on or Ratify and Reaffirm Board actions considered since last meeting.
 - i. 11July2016 – Board decided on an updated meeting and agenda format. A letter was sent to the new owners of the golf course.
 - ii. 21July2016 – Board sent a certified letter to the new owners of the golf course and called a special members meeting for the 16th of August.
 - iii. 24July2016 – Board met with a group of concerned residents with regards to the golf course. The board decided to meet with an attorney found by the group.
 - iv. 29July2016 – Board met to set the agenda for the August board meeting.
 - v. 1August2016 – Board members, along with select members of the concerned residents group, met with the attorney.



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b. Status of ongoing projects

i. Street Lights

1. Review of quote from Entergy for 4 new streetlights. Two on N Comanche and two on San Saba.
 - a. VP Hines motioned to accept the quote and was seconded by President Russel. The motion passed unanimously.
2. Discussed the need for some additional lights in the neighborhood.
 - a. The board will review the neighborhood for spots that could benefit from additional lighting.
 - b. The board will solicit feedback from residents for locations that they would like lights. This will help identify and prioritize locations.

ii. Deed Restrictions

1. New revisions have been received by the board and are being reviewed for final marks.
2. Once revisions are ready there will be multiple town hall or similar events to give residents an opportunity to review prior to being presented for adoption.

iii. Golf Course

1. Three members of the board along with four members of a group of concerned residents met with a real estate lawyer with regards to what the POA member's possible options are with regards to the golf course property.
 - a. Director Jahnke motioned to move forward with putting the lawyer on retainer to begin the necessary research to determine what the POA's options and potential liabilities are with regards to the golf course. This is contingent on the review of the contract by the POA and its lawyer. VP Hines seconded the motion and it was passed.

VI. New Business

a. New letterhead and Stationery

- i. New standardized letterhead was presented to the board for approval.
 1. President Russell motioned to adopt the new letterhead, but darkening the green used. VP Hines seconded the motion and it was passed.

b. Golf Course

- i. There are a number of memorials that are on the golf course for previous owners. The POA Board would like to relocate these to a location to be set aside for this purpose. Family members will be offered the memorials if they would like them. A location will be scouted and decided upon in a future meeting. If members know where some of the lesser known ones are located or how to get into contact with family members, please contact a board member.

c. Bylaws

- i. There have been updates to the statutes that govern how a POA and board operate since the bylaws were last amended. The current bylaws will be audited



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to see what, if any, changes will need to be made to comply with the changes in statute.

- ii. Members of the association that would like to assist with this audit can contact Director Jahnke.

d. Design Review Committee vacancies

- i. The Design Review Committee currently has no members and the responsibility has fallen to the POA Board.
- ii. Members of the association that are interested serving on the committee should contact Director Jahnke.

e. Vacant board positions

- i. There are currently two vacancies on the POA Board.
- ii. Members of the association that are interested serving on the board should contact Director Jahnke.

f. Committee to advise the Board of Directors

- i. The board appreciates all the hard work many members have put in with regards to the situation with the golf course property. Especially the members of the concerned residents group. The board will continue to need assistance and recommendations with regards to the direction and other decisions relating to the golf course.
- ii. Director Jahnke motioned to form a committee, comprised of 6 association members and chaired by a POA board member. VP Hines seconded the motion and it was passed.
 - 1. This committee will assist and advise the POA Board in its decisions with regards to the golf course property.
 - 2. Members of the association that would like to serve on this committee should contact Director Jahnke

g. Other Business

- i. It was discussed that the POA needs to review the current member communications processes. This includes, but not limited to,
 - 1. What information is published to the bulletin board, website, and sent via email.
 - 2. Evaluating the current website to see what improvements or features might be beneficial to members, such as calendar and private member's area.

VII. Executive Session

- a. President Russell motioned to adjourn to executive session at 19:45. VP Hines seconded the motion and it was passed.
- b. The Board returned from executive session at 20:00.
- c. The board approved a variance for a fence.

VIII. Adjournment

- a. The next regular board meeting will be held on September 7th, 2016 at 18:00 at the Willis Community Center on Mink.
- b. President Russell made a motion to adjourn the meeting. VP Hines seconded the motion and it was unanimously approved. The meeting adjourned at 20:02