



Texas National Property Owners Association

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Members Meeting

May 1, 2017

I Establish Quorum & Call To Order

- A) A quorum was established.
- B) President Sandy Russell called the meeting to order at 19:00 at the Willis Community Center.
- C) The following board members were present: Sandy Russell, President, Gary Hines, Vice-Pres., Directors: Katy Williams, Pat Herrington, Richard Cherry, Giustina Persich and Andre Jahnke.

II Approval of May 2, 2016 Minutes

- A) The members approved the minutes from the May 2, 2016 meeting.

III Comments

- A) Sandy reported a note left on vehicle on Maverick was not done by POA board members.
- B) Discussion about specific patrol hours for Deputy Constable.

IV Reports

- A) Financial - LaVonne Self, Treasurer
 - 1) LaVonne reported our current balance is about \$220,000 and about \$56,000 in CD.
 - 2) LaVonne reported Assessment Fees are still coming in.
- B) Constable Patrol - Director Hines
 - 1) Deputy Bostic's patrol time was an hour short for last month. Director Hines will follow up.
 - 2) Deputy Bostic is willing to add additional hours for summer but must be random.
 - 3) Director Hines will work with Deputy Bostic to provide a more specific patrol time.
- C) **MUD - President Russell**
 - 1) Construction of Waste Treatment Plant continuing.
 - 2) Lift Station is on hold.
 - 3) Working on manholes.
 - 4) Next MUD meeting at 5:30 pm May 25, 2017.

V Old Business

- A) Golf Course - President Russell
 - 1) No new plans from developers.
 - 2) Renovation work continues on club house.
- B) Street Lights - President Russell
 - 1) Waiting on estimate from Entergy for new street light installations.
- C) Roads - Director Williams
 - 1) Work repaving on Comanche continues.
 - 2) Repaving Zapata is also planned.
 - 3) Brent Herrington reported Aqua Management may be planning to tunnel under S. Comanche to effect drainage line repairs. This has not yet been confirmed.

D) Surveillance Cameras

- 1) President Russell reported Security Camera pole is damaged and needs repair.
- 2) Director Cherry will contact Chris to come out and check cameras. He will coordinate with Director Williams and Director Hines.
- 3) Director Williams will be lead contact for cameras.
- 4) Director Hines reported quality of new cameras is very good and will work on developing procedures for camera usage.

E) Deed Restriction Revisions - President Russell

- 1) Revision process is on hold until we receive clarification on voting process from attorney.
- 2) This clarification is due within the next few days.

F) Lennar Billboard

- 1) President Russell will write letter to “Lennar” about removing billboard from front lot.

VI) New Business

A) Landscaping Beautification Report

- 1) Gracie Dowdy of Beautification Committee presented preliminary ideas for landscaping.
- 2) Committee members include: Director Williams, Gracie Dowdy, Sandy Randall, LaVonne Self and Cindy Greenway.
- 3) Landscape designs will be presented to POA Board for approval.
- 4) Need for water Faucets discussed. President Russell will get bids.

B) Events Committee

- 1) Krista Pierik, Coordinator, was absent.
- 2) Director Herrington reported preliminary plans for 4th of July event will be held on July 1st at one of the islands.
- 3) Plans include selling \$2 or \$4 tickets for BBQ to help cover Pit Master & POA costs.
- 4) Trophies for best decorated children’s bicycles & tricycles.
- 5) Cost estimates from Events Committee will be submitted to POA Board.

VII) Members Questions and Comments

- 1) Discussions included:
One source garbage service (Cindy Greenway will look into cost). Other subjects included children’s play area, Police service, Crime Watch, clarification to the residents on the requirements for passing new deed restrictions, management companies, landscape work & contract, Board approval of POA expenditures and Ballot box for Survey forms.

VIII) Adjournment

- A) Anonymous moved to adjourn the meeting and was seconded by a member and it passed.
The meeting adjourned at 20:30.