



Texas National Property Owners Association

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Members Meeting

May 16, 2017

I Establish Quorum & Call To Order

- A) President Sandy Russell called the meeting to order at 18:15 at the Willis Community Center.
- B) The following Board members were present: Sandy Russell, Pres., Gary Hines, Vice-Pres., Directors: Katy Williams, Pat Herrington, Richard Cherry and Giustina Persich.
- C) Absent: Andre Jahnke.

II Approval of April 6, 2017 Minutes

- A) The members approved the minutes from the April 6, 2017 meeting.

III Public Comments

- A) No Comments

IV Reports

A) Financial - LaVonne Self, Treasurer

- 1) LaVonne reported our current balance is about \$224,000 and about \$56,000 in CD.
- 2) LaVonne reported Assessment Fees are still coming in.

B) DRC - Clarice Pouncy

- 1) 3 requests approved - 1 for May

C) MUD - President Russell

- 1) MUD held special meeting - no POA Board members attended.
- 2) MUD meeting next Thursday.

D) Constable Patrol - Director Hines

- 1) Deputy Bostic patrolled 12 hrs. and is still short 1 hr from last month.
- 2) Deputy Bostic was in attendance and was introduced.

E) Streets - President Russell

- 1) Work repaving almost completed.
- 2) Discussion included street safe Golf Carts and which streets are County maintained.

F) Events Committee - Krista Pierick

- 1) 4th of July Event Budget presented.
 - i) \$800 budget requested for food, entertainment and miscellaneous items.
- 2) Proceeds to be used for future events.
- 3) Tentatively plan on 4 annual events: 4th of July, Easter, Fall Festival and Winter Festival.
- 4) Director Herrington moved to approve the budget. Director Hines 2nd. Motion passed.

G) Insurance - Vice-President Hines

- 1) Report not ready at this time. New information just arrived. More Details to the Board later.

V Old Business

A) Surveillance Cameras - Pres. Russell

- 1) Pres. Russell reported Security Camera pole apparently hit but not damaged.
- 2) Pres. Russell, Vice-Pres. Hines, Dir. Cherry met with Chris to review & reset cameras.

B) Street Lights - Pres. Russell

- 1) \$14,750 (+/-) 20% Estimate from Entergy for 6 new street light installations was presented.
 - i) 4 in back section, 1 on Mustang and 1 on Maverick Court.
- 2) Several residents including Chad Baskin and Cindy Greenway voiced concerns about locations of proposed lights.
- 3) Matthew Pierick to present estimate for cost & installation of Solar Lights at June Meeting.
- 4) A map of proposed light locations to be prepared for Board members and displayed on website and Bulletin Board.
- 5) Pres. Russell stated any changes in location would require new estimate.
- 6) Dir. Herrington moved to table the installation of lights until the June meeting. Pres. Russell 2nd and it passed.

C) Landscaping Beautification Report - Gracie Dowdy

- 1) Gracie Dowdy presented bid of \$4,627.70 for landscaping front entrance and \$850 to clean and re-paint monuments.
- 2) Final design was presented and Board agreed to display the design on website.
- 3) Dir. Herrington moved to accept the bid. Pres. Russell 2nd. Motion passed.

D) Other Old Business - Pres. Russell

- 1) Pres. Russell said she wrote Robert about removing sign up front. He said he will contact corporate Marketing. Lennar plans to build on Mustang Ave.

VI) New Business

A) Items Discussed by Board and Residents

- 1) Vice-Pres. Hines will put redacted version of proposed new deed restrictions on website.
- 2) General complaints and discussion about enforcement & house on Mustang.
- 3) Forms were passed out asking for resident's opinion on deed restrictions.
 - i) Several Board members objected because they hadn't seen form.
- 4) Vice-Pres. Hines briefly outlined 4 step procedure to help change deed restrictions.
- 5) Comments by residents included moving forward on changes to By-Laws and getting information on Management companies.
- 6) Dir. Herrington reported a quote from Investment Management Company of \$14,000 per year.
 - i) No action taken on report.
- 7) Pres. Russell will get quote from another Management company.
- 8) David and Sandy Randall were asked to get a Management Co. estimate.

B) Proposal to change By-Laws regarding amendment of Deed Restrictions - Pres. Russell

- 1) Pres. Russell again stated it is a 4 step proposal.
- 2) Step 1 was presented but copies were not available to Board members.
- 3) Copies of the 4 - Step procedure to be made available to Board members and residents.
- 4) Vice-Pres. Hines suggested having open meetings with residents to discuss Deed Restrictions.
- 4) Proposal to change By-Laws was tabled until June meeting.

C) MCAD Appraisal of POA Properties - Pres. Russell

- 1) Pres. Russell said we need to protest evaluation.

- 2) Dir. Persich moved the Board protest our property evaluation. Dir. Williams 2nd and it passed.
- 3) Pres. Russell and Dir. Herrington will go to the appraisal Board.

D) Accepting Lots in Undeveloped Section - Pres. Russell

- 1) 3 lots offered to the Board - Sec. 8, lots 47 & 48 and in Sec. 9, lot 40.
- 2) Dir. Herrington moved not to accept lots. Dir. Cherry 2nd and motion passed.

VII) Public Comments

A) Garbage Collection and Recycling - Cindy Greenway

- 1) 5 companies called about recycling. 2 responded but only Town & Country offers recycling.
- 2) Individual Rates for exclusive contract: \$20 per month without recycling & \$25 with.
- 3) Various pricing options discussed.
- 4) Giustina to inquire as to the legality of POA authority to control garbage collection.
- 5) With 65% of Town & Country current customers signed up they will provide recycling at a different price.

B) Storage Facility - Dir. Herrington

- 1) Dir. Herrington suggested we look into renting storage for POA materials.
- 2) Dir. Herrington will present report at next Board meeting.

C) Pot Holes - Vice-Pres. Hines

- 1) Vice-Pres. Hines and Pres. Russell filled 6 pot holes and will monitor about 15 small ones.

VIII) Adjournment

- A) Dir. Herrington moved to adjourn and was seconded by Pres. Russell and it passed.
The meeting adjourned at 20:28.