

ARBORS IMPROVEMENT ASSOCIATION
Annual Meeting

Saturday, August 28, 2010, 9:00am
United Methodist Church Fellowship Hall
216 W. Third Street, Elgin, TX

Agenda

9:00am - Residents Sign-in – Pioneer Property Management

9:30am - Call to Order

Welcome & Introductions – Tom Henderson, AIA President

Proof of Notice – Proof of notice verified by Pioneer VP: Kimball Dempsey

Verification of Quorum – Quorum verified by Pioneer VP: Kimball Dempsey

Approve Minutes of August 2009 Meeting – Motion to approve: Tim Herbst; Motion seconded: Dan Mowrey; Minutes of Aug 2009 meeting are approved.

I. President's Report & Goals for 2010, AIA President: Tom Henderson

II. Management Report Kimball Dempsey, Pioneer Property Management

- Financials are very good, better than most HOA's.
- Receivables are still a bit high (uncollected past due homeowner fees)
- Total expenditures are under budget, partly because dues are collected on a yearly basis and expenses are incurred on a monthly basis.
- Pioneer has the responsibility to pursue resolutions on Deed Restriction (CC&R) violations. Fortunately, 95% or more household respond favorably to notifications of these violations.
- FHA is now looking closely at communities and HOA's as part of loan worthy assessments of buyers. The fact that the Arbors enforces the deed restrictions and remains in financial good shape is a plus for sellers and buyers of Arbors property.
- It is a pleasure to work with the Arbors; the high level of resident involvement in their community is a definite plus.

III. Committee Reports

A. ACC – Randal Wilkerson

1. Chair recognized all committee members, those that supplied special help.
2. Approved 7 new homes this past year, along with numerous fences, outbuildings, and pools.
3. The ACC meets as needed; the CC&R's require action within 30 days of a submission; the committee seldom goes beyond 10 days to reply. Much is done via email.
4. Reminder that if you are planning on a building project when the weather turns cooler, you can submit your plan now. You have 6 months to start your project.
5. The map at the back of the room gives a visual of the number of homes in the Arbors.
6. Submissions for permits may be made to Pioneer or directly to the ACC at the email address shown on the Arbors web site.

B. Welcome Committee – Sharon Lakings

1. Chair recognized all committee members;
2. Events review given for 2009-10: Many Welcome Bags delivered since last August to families new to the Arbors;
3. Reminder that Lily Wright is stepping down as committee Chair for this next Board year.
4. Reminder to update emails for the directory by signing the sheet in the back of the room.
5. Thanks to all who helped this past board year and an appeal for more volunteers.

C. Maintenance Committee – John Redmon

1. Gates: several repair projects completed the past 12 months. Gate opening mechanism maintenance was required a few times during the year, problems caused by accidents or vandalism. (Board Note: John Redmon repaired/welded the South gate when it was severely damaged by a vehicle - saving the Arbors a lot of money)
2. Sign posts: will be replaced this coming year. Old posts will be recycled to be sandblasted, powder-coated and re-lettered. Will start in Sec 1 where the signs show the most wear.
3. Security Cameras: still adjusting at the South Gate. Plans are to also install these security cameras at the North Gate and possibility the Park, in order to discourage folks who may enter our community with malicious intent. Digital evidence can be used for prosecution by the Sheriffs Dept.
4. Fences: the perimeter and entry rail fences are deteriorating. This was a Temple Inland product that is no longer manufactured or sold as it does not hold up well. The fences will eventually be replaced with an all vinyl product.
5. Vandalism: there have been numerous cases of vandalism at the Park.
 - The Tennis Court chain link surround has holes cut in it and the court gate damaged (new security light & fence repair bid: ~\$3000);
 - The water fountain has been damaged beyond repair (renewal cost bid: \$1100)
 - The toddler play ground rocking toy was broken and is now missing. A YouTube video posted online recently reveals a non-resident teenager breaking the rocking toy; the toy is now missing entirely. (replacement bid: \$500 toy only; shipping and installing costs are extra)

D. Newsletter Committee – Joann Johnson

1. The Newsletter is digital and published on-line only (with a savings resulting from the deletion of mailing costs.)
2. Please update your email address for the directory if you wish to receive notification when the Newsletter is posted on the Arbors website.
3. Thanks given to the Board and committee members for contributing articles for the newsletter.

E. Community Awareness – Tom Henderson

1. Scott & White bought John's Community Hospital in Taylor. There continues to be interest in locating a clinic in Elgin.
2. Bastrop is ranked as the 12th most taxed county in Texas
3. ACC will add to tax burden but will also provide a community college in Elgin
4. Travis County has instituted a burn ban; Bastrop County has not yet...
5. A regional Airport in the Bastrop area is still under consideration

IV. Election of Board: 2 positions are open for election for this next Board year, each for a 2 yr term. The incumbents, Tom Henderson and Dan Mowrey have previously announced their intention to seek election to this position. Their biographies were published in the last Newsletter.

A. Request for nominations from the floor (Kimball Dempsey, Pioneer Property Management):

1. Nomination from the floor: none
2. No nominations from the floor. Motion to close nominations; motion seconded.

B. Presentation by the candidates: waived

C. Motion from the floor to choose the candidates by Acclimation. Seconded. (No paper votes needed)

E. Results: Tom Henderson & Dan Mowrey are elected for a 2 year term to the Board for 2010-11.

V. Homeowner Open Forum:

Elgin Humane Society is available at the back table and offering an opportunity to donate to their worthy cause. Donations are tax deductible.

Wood Workers Club is looking for a few helpers: sanders, painters, cutters. Contact Jim Jochetz if interested: jjochetz@yahoo.com

Resident Q: What is the process for collecting past due Homeowners fees?

A: (Kimball Dempsey, Pioneer) - *There are certain legal steps that must be taken:*

- *A registered Request for Payment letter is sent; if ignored, then a Demand for Payment letter; if ignored, then a Demand for Payment with a 10 day response time limit.*
- *The JP calls for a Dispute Resolution. Note: about 90% of the cases will stop at the dispute resolution stage.*
- *If all is ignored and no resolutions is reached, then legal procedures are initiated with the JP: an abstract judgment -lien. (This has a very negative effect on a person's credit rating!!)*
- *Foreclosure if the property is owed outright (even then the owner still has 90 days to pay the debt and all legal/court costs)*

Resident Q: Why wait so long to collect? Why not just send an email rather than all the letters?

A: (Kimball Dempsey, Pioneer) - *Legally all correspondence must be by mail until the first response...then phone calls and emails will suffice. Only after the first response is email admissible in court.*

Resident Q: For the sake of esthetics, can the Arbors pay to have the easements along Dogwood mowed to the tree line? Currently only homeowner lots are mowed that far from the road; the non-improved lots are not.

A (Board): *will take suggestion into consideration. However, the individual home owners are mowing that extra width to the tree line, as those several feet are private property, not part of the Arbors easement. This would require lot owner's permissions.*

Resident Q: Can you do something about the grass burrs growing in the pebbled area in the Park? Children can be injured by these burrs when they fall.

A: (Board); *Larry Head, our contract landscape maintenance person is already addressing that issue. It will take some repeated applications of a herbicide to rid that area of those insidious grass burrs.*

Resident: Would like to thank the Board for all they did to get the dedicated turn lane installed at the Main Gate.

Board: *The person who did most of the legwork is Debbie Stewart, who has the contacts within TXDOT and worked with them to make that turn-lane a reality. Thank you, Debbie!*

We will continue to push for an extension of the turn-lane to include the area in front of the South Gate.

VI. Motion to Adjourn 10:38 am

Motion - Tim Herbst

Seconded - Dan Mowrey