

ARBORS AT DOGWOOD CREEK
March 2011
AIA Meeting

Date: March 9, 2011

Location: Frontier Bank of Texas, Hwy 290, Elgin, TX.

Time: 7:00 PM

Attendees: (17)

Tim Herbst – Board	Grant Kanies	Ray Crites
Dan Mowrey– Board	Ed & Cathy Waley	Bill Silva
Tom Henderson - Board	Barbara & Jim Jochetz	Bob Reading
Paul Meisler – Pioneer Mgmt	Duane Weber & Ann White	Connie Vestal
A.Henderson - Scribe	Karen Wilkerson	Terry Walters
Molly Herbst	Ken Nelson	John & Valerie Salisbury

Meeting started at 7:02 PM

1. Minutes of the meeting: January notes were approved by the Board.
2. Financial Report (Feb 28, 2011) submitted by Pioneer Property Mgt.
 - A. AIA cash: 60,286.86 – which will have to last the Arbors all year as this is the bulk of the dues received.
 - B. Unfortunately there is about \$18,022.00 in unpaid dues still outstanding – a large number for February. That number is more traditionally at the \$5000.00 level before legal actions are instituted. For that reason the Board has instructed Pioneer to become more aggressive in their collection activities earlier this year.
 - C. Money Market Road Reserve funds: \$54,062.29. Hopefully there will be cash left over at year end to make another deposit into this fund for future road repairs.
 - D. Legal Fees: \$903.00: these fees are collectable after dues and fines are paid. Petty cash is \$250.00
 - E. Operational expenses are normal for February with the repair/replacement of street/stop signs contributing to the only outstanding expenditures. However, it is still early in the year. If there are no other expenditures for road/erosion/gate repairs then the budget will even out over the next months.
 - F. With the current state of Arbors financials, the homeowner's fee remains the same for the New Year. 2011 is expected to look much like 2010 financially, barring any outstanding expenditure.
3. Committee Reports:
 - A. Welcome/Social & Communications Committee (WSC)
 1. The annual Adult Valentine party (held a week after the actual day) was graciously hosted by Duane Weber and Ann white this year in their home on Elmwood. The event was well attended with guests providing appetizers and desserts to share.
 2. Yard of the Months: February - 103 Whispering Oaks Cove and March: 114 Juniper
 3. Welcome Bags delivered: 132 Arbors Cr and 278 Arbors Cr.
 4. The next event currently scheduled is the Arbors Spring Garage Sale on May 7th from 9 am to 2 pm. Details can be found on the arbors web site (www.arborsatdogwoodcreek.com) or by calling Kathy Mowrey at 281-4601.
 - B. Maintenance Committee (MC):
 1. A South Entry Gate issue has once again been fixed by our gate guru, John Redmon. A bicyclist (suspected to live in Cedar Hills across from the Arbors on Hwy 95), pushed the gate outward (opposite its normal swing) while exiting after dark. That action broke the articulating arm on the next required opening. Any resident aware of that person's identity is requested to mention to him that our gates are not engineered to open against the arm action.
 2. Street signs are gradually being replaced throughout the Arbors. The next batch of 7 signs is now being repaired/refurbished and will be installed when ready. All signs will first be replaced in Section 1, then in Section 2. Larry Head and his crew providing the labor to replace the signs.

The old stop signs are being re-laminated to save money: 13.00 vs. the cost of new signs at \$135.00 per sign.

3. The MC volunteers are gradually replacing damaged rails on the Arbors white perimeter fencing. 8 rails have been replaced so far, with 50 more to go. The next group to be replaced will be at the Main entry gate.
4. Several large, dead trees on Arbors property along Hwy 95 were removed before they fell into the roadway or damaged the perimeter fence. Bastrop Tree Services was the low bidder (by \$1000) on that project. The firewood created by that cutting is available at the Park for the taking.

C. Newsletter Committee (NC): No report.

D. Architectural Committee (ACC):

The ACC approved: 2 new homes, 3 fences, 1 shed, 1 driveway, and 1 pool.

E. Community Awareness Committee (CAC):

1. As the economy goes, so goes development. Bastrop County (especially the City of Bastrop) has a lot of development planned. However, the sluggish economy has put most of these projects on hold.
2. The new Chevrolet dealership on 290 just to the West of Elgin will be open in a couple of months. Unfortunately, it won't bring very many jobs to Elgin since most of the personnel will be transferred in from the dealer's other locations.
3. EISD will have to dip into their Fund Balance in order to balance to their budget. This is the fund the district uses to maintain good bond and credit ratings for the school district. Usually it is a stable balance so that creditors can see the district is creditworthy. If the fund is used and replenished in a timely fashion, then there is no problem; if the fund is not replenished, then that is problematic for the creditors.
4. At the May 11, meeting, with the Board's approval, Lee Dildy who is the County Commissioner for our district, will attend and be available for a "Q and A" session. So bring all your questions and concerns; Commissioner Dildy promises to answer all your questions and address all your concerns.

4. New Business

Management report: Drive through is done monthly by Pioneer personnel. Every attempt is made to resolve violations to the CC&R's/policies in the most friendly way possible. Violations in Dec: None

New Policy proposal: Solar Panels

With more emphasis being put on energy efficiency a pro-active policy has been proposed to establish guidelines and standards regarding the acceptability of solar panels and solar arrays installed on homes/property within our subdivision.

A hard copy of the proposed policy is attached to the current attendee's financial packet and will also be available for review on the Arbors web site.

5. Community Forum:

The new code for the keypad entry and the Park restrooms are now in effect. These codes were printed on the AIA dues invoice mailed to property owners in December.

For residents who did not receive an AIA dues invoice, please contact Pioneer and confirm your address information.

Also, please be aware that these invoice mailings are a courtesy and lack of invoice does not constitute a lack of responsibility to pay these dues on time, acknowledgement of which was part of the paperwork signed by each property owner at time of closing.

6. Appeals: **none**

7. Adjourn **7:34 pm**

The next Board & General meeting will be on May 11, 2011.