

ARBORS AT DOGWOOD CREEK
Oct 2011
AIA Meeting

Date: Oct 12, 2011

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

Time: 7:00 PM

Attendees: (18)

Tim Herbst – Absent	Randal Wilkerson	Ray Crites
Dan Mowrey– Board	Barbara & Jim Jochetz	Bill Silva
Tom Henderson - Board	Dale & Georgie Pyeatt	Terry Walters
Paul Meisler – Pioneer Mgmt	Grant Kanies	Betty & Jeff Switzer
A.Henderson - Scribe	Kathy Mowrey	Ken Nelson
	Gary & Sherry Potter	Ed Waley
	Molly Herbst	Laura Stough

Meeting started at 7:00 PM

1. Minutes of the May meeting were approved by the Board.
2. Financial Report (Sept. 30, 2011) submitted by Pioneer Property Mgt.
 - A. Collections of dues to date: 82,084.99...close to the annual goal. Not much more is expected to be received before year end. AIA cash is at: \$32,727.64
 - B. Dues receivable: \$1462.11 in unpaid dues is still outstanding. (Legal actions were taken in June against those property owners who have not yet paid their 2011 dues.)
 - C. Money Market Road Reserve Fund stands at \$69,205.87. This is the fund that will be used when major repairs will be required on the Arbors roads.
 - D. Legal Fees: \$458.00: these fees are collectable after dues and fines are paid. Petty cash is \$250.00
 - E. Expenses are a bad/good/bad news:
 - Bad News: there was an unexpected expenditure due to the failing septic system at the Park (6k). There are also some expected additional expenditures to be paid before year end as the ongoing repair/replacement of street signs continues, and street crack repairs must be made.
 - Good News: these repairs can be made out of the current dues collections monies without accessing the Money Market Road Reserve Fund.
 - Bad News: there will be no extra monies left over to move into the Fund this year.
3. Committee Reports:
 - A. Welcome/Social & Communications Committee (WSC)
 1. The only event since the last meeting (Aug) was the Nat'l Neighborhood Night Out held on Oct 4th. The event had a good turn-out with an attendance of 83 residents.
 2. Yard of the Month awards:
Sept. – 176 Juniper; Oct – 540 Arbors Cr.
 3. There are currently no new events planned for the future....though there was a discussion about having a Chili Cook-off. (There were no volunteers to facilitate that event.)
 - B Maintenance Committee (MC):
 1. The replacement of the deteriorating street signs continues; a new set of 7 signs have been replaced, with the next set being refurbished before installation.
 2. The Park's 1998 septic system, installed without inspections, failed after over 10 years of use. The root cause was literally that: roots had so clogged up the drainage field that effluent was backing up into the restrooms. The original installation (by Sabine) had not included any weed barriers. The drainage field was dug up and remediated with weed barrier. The old/dysfunctional toilet flushers were replaced with automatic flushers in both restrooms in an effort to help keep these areas more sanitary.

3. The hot summer has caused many of the roads to develop cracks. These must be filled in before deterioration of the roadbed takes place. The MC has contracted with Ramming Paving (the original contractors for Arbors roads) to fill these cracks before year end. There will also be some widening of some corner radiuses, where vehicles have tracked over the roadbed rather than stay on pavement. One particularly bad section on Juniper will be remediated early next year.
- C. Newsletter Committee (NC): No report. The Board reminds everyone that Joann Johnson needs news info to put into a newsletter. Residents are encouraged to send her articles of community interest. Send your articles to: benttamdem@earthlink.net
- D. Architectural Committee (ACC):
The ACC approved: 1 new home, 2 fences, and 1 roof repair.
- E. Community Awareness Committee (CAC):
1. The Bastrop Fire has left many county residents looking for homes. The Arbors has seen increased activity as couples receive insurance settlements and opt not to rebuild in the burned out areas.
 2. Alcoa is out of business in the county, but still donated \$15k for the Bastrop Fire relief.
 3. Bastrop County will be removing burned trees using tub grinders that can accommodate whole trees and recycle them into pellets sold for utilities fuel. The area between the two banks west of Elgin on the eastbound side of Hwy 290 has been staked for development. A letter of intent has been signed and if the area meets requirements, this will be the site of an Elgin Wal-Mart.
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. No violations reported this meeting.
5. Community Forum:
1. Resident inquiry: Heritage Credit Union pays will advertise in community newsletters. Is there an interest in doing that for the Arbors?
Board: (Question referred to Pioneer Mgmt) "Advertising in a small community newsletter often leads to assumptions of a recommendation. While Banks would not necessarily present such a problem, it would lead to other businesses that could: realtors, builders, sub-contractors, etc."
(Past Arbors boards have decided it was not worth the relatively small compensations to open the community to potential problems concerning failed expectations resulting from utilizing services advertised in our community newsletter or on the web site.)
 2. Resident inquiry: Since there is a no burn ban in effect, does the Arbors have any plans to arrange for a chipper, giving the homeowner the opportunity to remove countless tree and brush piles on private property?
Board: This has been discussed with our Landscaper. Chippers of any reasonable size rented by the hour are expensive. And homeowners will not be allowed to operate these chippers, so there would have to be paid personnel to operate a chipper. There are companies that specialize in this service; however, with the current crop of burned out forest in Bastrop County, all such chippers are already in service. This will be an ongoing issue for the Arbors...we will have to wait our turn.
 3. Resident inquiry: when will something be done about the deteriorating orange netting on a construction site on Arbors Cr?
Board: Construction of the house has been approved and is underway. Ray Crites will contact Tilson Homes to renew the fencing.
 4. Resident inquiry: Is there a noise ordinance in the Arbors?
Board: There are times set for construction work: 7am-7pm with foundation work allowed to start at 6am. Any other disturbing noises would fall under the "Nuisance" clause of the CC&R's. It is suggested that should there be such a disturbance, to call the Sheriffs dept. They have responded in the past.

5. Resident inquiry: With cooler weather many residents are walking on our roadways...and are often confronted by a loose and aggressive dog. What can be done about this?

Board: This is an issue that comes up often. Our CC&R's make no reference to household pets; any sanctions would have to come under the "Nuisance" clause of our restrictions, and would result in several warning letters before a fine is levied. However, Bastrop County does have a "leash law" which can be enforced by Animal Control. What will need to happen is that the person being confronted by the animal will have to be able to identify it. It's recommended to use a cell phone to take a picture which can then be given to Animal Control as proof of the offence.

6. Appeals: **none**
7. Adjourn **7:34 pm**

The next Board & General meeting will be on Jan 11, 2012.