

## **ARBORS IMPROVEMENT ASSOCIATION**

### **Annual Meeting**

Saturday, Aug 17, 2019, 9:00am

**THESE NOTES ARE TO BE CONSIDERED INFORMATIONAL ONLY UNTIL APPROVED AT THE NEXT AIA ANNUAL MEETING IN 2020.**

**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 Property Mgmt. Paul Meisler

**Verification of Quorum** – Quorum verified by Pioneer Property Mgmt. Paul Meisler

**Approve Minutes of August 2018 Meeting** – Motion: Tom Henderson; Seconded: Karen Wilkerson  
Meeting minutes are approved.

- I. Introductions:** AIA Pres. Tom Henderson introduced the Board and guest speakers,
- II. Presentation** by Randy Reyna – Fire Chief, Elgin Volunteer Fire Dept.
  - Recap of resources and equipment available to the EVFD;
  - 48 members on call, usually have at least 15 members respond;
  - Advice for homeowners on fire safety and prevention, IE, clean gutters, trim trees, clear brush.
  - With a request, EVFD will review individual homeowner property and offer recommendations for security against fire events.
- III. Presentation** by Ms. Eileen Niswanda - Elgin Community Development – Tourism
  - Discussions on Downtown Elgin activities;
  - Farmers Market has reopened: at Farmers Park on Thursdays.
  - 8000 new homes projected for Elgin area within the next 10 years
  - Sources for information: City of Elgin Website, E-Newsletter, Chamber of Congress Magazine
  - Austin-based Circle Brewing Company is approved to build a brewery in Elgin – Lexington Rd
- IV. Board Report:**  
Tom Henderson:
  - The annual meeting is the only meeting required by the CC&R's.
  - Our community has seen many new residents move into Arbors in the last 12 months; will allow the ACC chair to expand on that.
  - Thanks to all the residents who have volunteered to help with maintenance items. It is the prime reason that our dues have been kept so low.
  - Comments re speeding in the Arbors; Discussion on leashing dogs and cleaning up after them during walks.
- IV Management Report Paul Meisler, Pioneer Property Management**
  - The Arbors financials in good shape; some expenditures over budget, other below.
  - Current Operating budget: \$68,878.81; had several gate and camera expenses this year.
  - All monies are collected at the beginning of the year, and must cover all expenses during that year.
  - Reserve account (Road Fund): 77,673.28; any surplus funds at year end will be deposited into the Road Fund to be saved for the time when Arbors roads need to be resurfaced. Last year 25K was added to the Road Fund. ~15k was used for erosion and repairs this year.
  - Review of line items on the Income Statement as of July 31, 2019

## V Committee Reports

### A. Welcome & Social Committee – Jo Cohen, Chair

- **Welcome bags:** 13 bags delivered since last annual meeting. (During the previous 12 month period 27 bags were delivered, indicating the real estate activity in our subdivision).
- **Future Events this year:**
  - Fall Garage Sale: Nov 9, 2019 (Spring Garage Sale: 1<sup>st</sup> Sat. in May)
  - National Night Out: October 1, 2019
  - Santa in the Park: December 7, 2019
- **Past Events since last annual meeting:**
  - National Neighborhood Night Out
  - Santa in the Park
  - Valentine's Party (thank you, Judy & Bill Vogt.)
  - July 4<sup>th</sup> Arbors Parade and Picnic at the park.
  - Fall and Spring Garage Sales
- **Proximity Cards** These are for access to the park restrooms. If you need a card please message Jo Cohen at [51jocohen@gmail.com](mailto:51jocohen@gmail.com) to get one ready for you.
- **Gate openers:** These can be purchased at cost; contact Ed Waley at [ecwaley@yahoo.com](mailto:ecwaley@yahoo.com)

And thank you to all members of this committee for your willingness to cook, set up, or clean up. Your help as always, is appreciated.

### B. ACC – Larry Martin (committee chair)

- Chair thanked all committee members, and those that supplied special help.
- There has been a lot of activity since last annual meeting, though not as many new home constructions as compared to the last few years. Most new residents are now coming into the Arbors with the resale of existing homes.
- Property availability: There are a total of 260 lots in the Arbors...not counting the Park.

	Developed	Undeveloped
Section I	90	7
Section II	134	29
Total	224	36

Approved projects between 2018 and 2019 Arbors Annual Meeting

- 3 New construction
- 8 Fences
- 4 Out-buildings
- 3 Driveways
- 2 Pools
- 1 Carport
- 1 Sports court
- 1 Antenna
- 1 Storage building
- 1 Patio

*NOTE: 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. Most is done via email.*

### C. Maintenance Committee – Report by Jim Young

- Thanked all the residents that helped this year, and asked anyone with expertise or time to volunteer to help on small maintenance items.
- Introduced residents who have helped with gate cameras and maintenance issues this year.
- Listed the MC maintenance projects completed this past Board year.
  - Gate repairs: timers, sensors, lights, cameras
  - Put in a battery back-up system; wired the keypad (no more battery outages);
  - New loop sensor to help with gate openings (North Gate)
  - Upcoming projects: final back-up system for North Gate; upgrade old cameras
  - There are 400 crossings through the North Gate *per day*

**Gate events:** two crashes; one tampering.

The tampering case and one of the gate crashes caused only minimal damage.

The other gate crash however, damaged the controller, the arm and the metal on the gate. Fortunately, the Arbors had an extra controller and arm and volunteers were able to effect repairs for all damages for ~\$1100.00. (Had a professional gate installer been called out, and replaced the damaged equipment with new, that cost would have been closer to \$5000.00)

### VI Election of Board: 1 position (2 year term) are open for election for this next Board year.

The incumbent, Karen Wilkerson announced her intention to seek re-election to this position.

#### A. Request for nominations from the floor (Tom Henderson, Pres Board):

- Nominations sent to Pioneer: none
- Nomination from the floor: none
- Motion to close nominations; motion seconded.

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

#### C. Results: The incumbent Karen Wilkerson has been re-elected for a 2 year term to the Board for 2019-21.

### VII Homeowner Open Forum discussions.

**Q:** Is there any language in the CC&R's that can prevent short-term rentals, IE, such as are offered in Austin during large public events. With Austin growing and becoming much more expensive it won't be long before out-of-towners will be looking for rentals in this area.

**A:** (*P.Meisler*) Not currently. The Board can offer that amendment to property owners for a vote.

(*Board*) Good idea. One of our members will write up such a proposal and it will be sent out for a vote by all property owners. (We may add rules to the current CC&R's but may not change any verbiage therein until 25 years have passed for each section)

**Q:** A resident noted the grass in the ROW is cut very short; suggests that the mowing deck on the mowing equipment be raised so grass will not die off so quickly.

**A:** (*Board*) The current mowing equipment has the decks set as high as they will go: 3.5 inches. The Bermuda grass in the ROW goes dormant in heat and drought, but will green up as soon as the rains start again. (There will be no more mowing during the Burn Ban to prevent accidental fires starting from sparks that may be created when mowing blades hit a rock.)

### VIII. Motion to Adjourn 10:40 am

Motion – Dan Mowrey

Seconded – Karen Wilkerson