

**ARBORS AT DOGWOOD CREEK**  
**Jan 2018**  
**AIA Meeting**

**Date: Jan 10, 2018**

**Location: Frontier Bank of Texas, Hwy 290, Elgin, TX. - Community Room**

**Time: 7:00 PM**

**THESE NOTES ARE TO BE CONSIDERED INFORMATIONAL ONLY UNTIL APPROVED AT THE NEXT REGULARLY SCHEDULED AIA GENERAL MEETING.**

Attendees: (16)

|                                  |                       |                      |
|----------------------------------|-----------------------|----------------------|
| Karen Willkerson– Board (Absent) | Jo & Paul Cohen       | Carol & Lew Seward   |
| Dan Mowrey– Board                | Jim & Barbara Jochetz | Conner Dumbeck       |
| Tom Henderson - Board            | Rick Socia            | Dan & Cinda Woodward |
| Paul Meisler – Pioneer Mgmt      | Grant Kanies          | Skie O'Mahoney       |
| A.Henderson – Scribe             | Nancy Walters         | Ed Kuligowski        |
|                                  | Susan Goldsand        | Kathy Mowrey         |

Meeting started at 7:02 PM

Minutes of the last general meeting were approved.

Financial Report delayed to end Jan until end 2017 books close.

- This report documents the 2017 year end financial information.
- The operating account has 42,208.53. The Reserves Fund (Arbors Road Fund) has 75,520.57, petty cash is 250.00, for a total of 117,979.10 in assets.
- 2017 extra monies normally available for the Road Fund were used for road and ROW repairs.  
*(For new residents, the Arbors Road Fund was established by the Board several years ago to accrue monies for road & ROW repairs and for such time as the Arbors private roads will need re-surfacing.)* Year end monies available for the Road Fund were offset by expenditures for erosion and ROW repairs.
- Invoices for Arbors yearly dues were mailed in December 2017, to be paid by end January 2018. Dues sent in and collected in advance: 11,098.78. (This is not required but some property owners chose to pay in advance every year.)
- Operating expenses were over budget, due to some one-time expenditures such as the perimeter fencing (Landscape Services & Repairs), increased utility costs, and common area expenses (ROW erosion remediation). Many other items came in under budget, but not enough to offset the increase in those over budget expenses for 2017.
- Still, the Arbors has no cash flow problem and the 2017 year ended financially where it was expected, even with the increased operating expenses. The one-time fencing expense was the largest out-go item, thus will not repeat in 2018. Water utility cost should also be reduced in 2018 as the sprinkler system in the park is over-hauled and made more efficient. And barring any torrential flooding rains, erosion fixes should be held at budget levels for 2018.

## 1. Committee Reports:

### A. Architectural Committee (ACC)

- 24 properties changed ownership in 2017 (that we have data on) with almost half of those sales occurring since our annual meeting in August. Since August the ACC approved 7 new outbuildings, 3 resident alterations, 5 fences, and 1 landscaping project.
- There are several new projects awaiting approval in 2018
- New contractors not familiar with the Arbors building regulations are now entering this market in larger numbers. If you see something questionable at a construction site, please call the ACC (acc.comm@arborsia.org) so that we can investigate and get the construction process in compliance with our rules. All building information is available via our website ([http://www.arborsia.org/acc\\_builder\\_info.html](http://www.arborsia.org/acc_builder_info.html))

### B. Maintenance Committee (MC): items addressed since last meeting -

#### Park:

- a. Held MC workdays 9/23 and 9/30 ahead of the National Night Out
  - i. Picnic tables stained
  - ii. Bathroom doors painted
  - iii. Shed cleanup
  - iv. Closet cleanup
  - v. General cleanup
- b. Timer replacement on tennis court lights
- c. Signage for the park wifi system
- d. Had a vendor do a sprinkler audit in preparation for fixes to lower our currently high water bill
- e. Plans
  - i. Springtime workday to do general cleanup and maintenance (nothing specific at this time)

#### Gates:

- f. Northgate
  - i. Wiring to new camera on pole (not installed yet)
  - ii. Fixed security issue with DVR at northgate
- g. Southgate
  - i. Fixed security issue with DVR at southgate
- h. Plans
  - i. Finish new camera at northgate
  - ii. New gates at northgate
  - iii. Northgate speedup work
  - iv. UPS battery replacements at southgate
  - v. UPS installation at northgate
  - vi. Make keypad at northgate wired again (no batteries)

- C. Community Action Committee (CAC) : no report available at this time.
- D. Welcome & Social Committee (WSC):
  - 12 Welcome baskets have been delivered to new residents since the Annual meeting in August last year.
  - Past events since August 2017 include National Neighborhood Night Out, which was well attended and everyone enjoyed the BBQ. – Halloween Cul-de-Sac Party was unfortunately rained out last year – Santa-in-the-Park was a huge success with lots of children attending.
  - Next event will be the Adult Valentines party hosted by Bill and Judy Wilke-Vogt. Event details are listed on FB and the Arbors web site.

2. Management Report - by Pioneer Mgmt: No report available at this time

3. Community Forum:

Discussion re the North Gate Entry being used by large trucks.

*Board: The current sign cleared states large trucks to use the South Entrance...but is largely ignored. It would be helpful in preventing large truck traffic through the North Gates if residents expecting deliveries would direct companies to use the South Gate. Have also discussed installing a low clearance device at the North Gate, but these would require a financial investment.*

Discussion re speeding in the Arbors

*Board: This subject has arisen in every meeting. Past discussions have included the pros and cons of speed bumps and turn circles, each of which will present a issue to emergency vehicles. The County does have a digital speed monitor which can be "borrowed". It is currently needing repair, but the Board will check into its availability.*

- 4. Appeals: none
- 5. Adjourn 7:45 pm