

Adobe Wells Homeowners' Meeting

Monday, March 16, 2020

The meeting was called to order by President Arnie DeJoode at 10:00 A.M.

A quorum was present.

Pledge of Allegiance.

Moment of silence for the sick and departed.

Introduction of the Board Members and Officers:

- President - Arnie DeJoode
- Vice President - Mike Manning
- Treasurer -Howard Harmon
- Section I -Jim Stevens, Greg Weekley (absent)
- Section II/III – Harry Dellinger, Anna Hartwig, Pat Mulvaney, Joyce Venker (absent),
- Section II-RV - Pat Fladeland, Margie Glaesemann (absent)
- Secretary – Sonya Bush
- Parliamentarian - Carole Buwalda
- Jurisprudence – Carole Buwalda

New Homeowners present: None

Historical Minute:

In 1977 the McClendons bought the South Side (30 acres). It was an onion patch and sometimes a tomato patch before that. The South Side clubhouse and pool were built by local contractors in 1978 and 1979. Road and curbs were put in first and Section II was platted. In 1983 the McClendons bought 10 more acres. Wally wanted to put lots in, but the residents wanted nine more holes of golf instead. Wally and Merle Barr (Diane Carr's father) laid out the back nine. Then In 1989, \$20,000 was appropriated to rebuild the back nine. Two new greens were added and the size of others increased with soil from the pond which was dug at that time. Park residents and workers worked together to do this digging and the necessary work. The sprinkler system, pump, and pump house were added. The sprinklers were donated.

In 1983, Wally and his partners decided to sell out. There were 66 unsold lots left and a large note at the bank. A group of Adobe Wells homeowners put up the money and formed The Daffodil Corporation (See plaque on wall). They bought the note from the bank which included the unsold lots and amenities, including the club houses, pools, streets, everything that was not individually owned by residents. Eventually, after the lots were sold, the Corporation turned the amenities over to the Homeowners

Association and dissolved the Corporation. We owe those people a great debt of gratitude. If they had not invested, the Park would have been sold to outside developers. In December 1988, Adobe Wells completed all financial transactions enabling the Park to become completely resident-owned, owner-operated and debt free.

Secretary's Report:

A synopsis of the minutes from the February 17, 2020, Homeowners' meeting was given. The minutes were accepted as read.

Treasurer's Report: Treasurer Howard Harmon reviewed the report.

- General Fund
 - Net Operating Funds Available: \$303,632
 - Total YTD Income: \$273,274
 - Total YTD Expenditure: \$92,735
 - Net Income YTD: \$180,539
- Total Activity Funds Available: \$84,921
- Rental Property Balance: \$10,266
- Memorial Fund Balance: \$2,291

The reports were approved and put to file for future audit.

Old Business:

1. Homeowner Irrigation Backflow Assembly Testing

There is no fixed date yet for the testing.

2. Late Maintenance Fees

There are currently seven units are two months or more over due. Three haven't paid anything for this year and only one has responded to an email.

South Pond Water

The Irrigation District finally got the pipe leak repaired. The leak was in an area where the housing development had built over the easement leaving little space to dig, and then they found AEP electrical cables laid over the pipe which then required manually digging. We started getting water around 1P.M. on Saturday, February 29. The Irrigation District did not turn off the water and the pond overflowed. This makes the second or third time that water overflowed onto the golf course this year. They have agreed to **NOT** bill us for water for two months. We did repair a previous pipe and ditch used for overflow and that is working now.

3. Cypress Trees Soil Report

Mike Manning went over the report from Texas Plant and Soil Labs. He spoke with Noel Garcia, the Chief Operating Officer and Senior Consultant. Generally

the soil is in good shape. It was his opinion that we over-watered the trees. They should only be watered for 45 minutes twice a week in the summer once we get the new trees started. Our watering system is currently on a dripline which is run off of the sprinkling system for the golf course. This will be changed this summer. Also, when you get ready to plant the new trees, get some of the premium compost that has microbes in it from McAllen and put it around the new trees. These microbes will help fight disease. Compost and a water solution of 1 oz. of an organic compound, developed by Texas A&M, and 1 oz. of dark molasses should be applied twice a year. One gallon of the concentrate was purchased. Thirty three Italian Cypress Trees need to be replaced at a cost of \$45 each installed.

4. Adding Trees on the Golf Course

Harry Dellinger, Greg Weekley, and Mike Manning went to the nursery in Weslaco looking for trees for the golf course that did not interfere with the golfing or shed a lot of leaves. They determined that the one they wanted is a Cypress tree because it is fast growing and likes a lot of water. They are planted on golf courses a lot. Mike & John Westering looked at the golf course to see where they could put trees so that we would have some established when the Mesquite trees start falling. We would need twelve trees. They are fifteen gallon trees for \$100 each. They are on order and will be coming in about the same time as the Italian Cypress Trees.

5. Wertz Hall Leak Repair

The stucco on Wertz Hall is over 40 years old. The question is to repair the leaks or to replace all the stucco siding. Three different contractors have been contacted. They all thought the same that if you just put on the solid stucco, which is three layers of stucco that hardens like concrete and is inflexible, you will have the same cracks appearing again because of the heat in the summer. Instead all three gave the same proposal of going with EIFS (External Insulation and Finishing System) and replacing all, not just fixing bad areas. One consideration for Repair vs Replace is because of the need to protect the current bladder roof protection. There is 28 years left of the 30 year roof warranty. We have asked for references and will meet with all three contractors again, so by the April BOD meeting we can make a decision of what we want to do. The money would come from Encumbered Funds – Wertz Hall Future Needs.

6. Trash Area

The blue bins in the trash area and for recycling glass, plastic, and cans only. NO cardboard or paper.

New Business:

- 1. Fifteen brown chairs are also available in the 19th Hole for checkout.**
- 2. Red Chair Maintenance**

There are new caps for the legs on the red chairs in the business office. If you see a red chair missing a cap, please get one from Veronica and replace it.

3. Please do not drive cars or trucks across the golf course going to the trash area. Golf carts are okay.

4. Updating Committee Chairs for 2020-2021

Committee chairs are still needed for:

- Thanksgiving Dinner
- All-Park Picnic
- Wertz Hall Decorating.

5. The last Recycle Day will be Monday, March 30, 2020.

If you recycle this summer, give Skip Ruis a call and he will pick it up and take it to the Recycling Center.

6. Coronavirus (COVID-19) Virus

Use proper hand hygiene; social distancing (6'); and protection of vulnerable people.

Last night the Centers for Disease Control and Prevention (CDC) issued a recommendation to cancel all in-person events of 50 or more people for the next eight weeks.

We are having a special BOD meeting after the HOM to discuss and decide what to do.

7. Things to do before departing from Adobe Well

- Remove fruit hanging from trees and laying on the ground. Double bag fruit and put in the garbage.
- Leave the name of the person taking care of your trimming and picking up the fruit on the ground at the Business Office. NOTE: Just spraying weed killer before going home is NOT good enough for the whole summer.
- There will be a \$75 charge each time Adobe Wells does it for you.
THIS WILL BE ENFORCED.
- Leave a House Key(s) or the Name of Who Has a Key with Veronica in the Business Office to be put in Your File.
- Sign Out at the Business Office.

Announcements:

- Children under the age of 16 must be with an adult to use Park recreational facilities, especially swimming pools, or drive a golf cart or scooter within the Park.
- Bill Barnes is looking for gate duty volunteers from April through summer.

- The concert on Thursday, March 19th, is cancelled because the Performing Arts Center is closed because of the Coronavirus.
- Ima Cheney is looking for more recipes for the new Adobe Wells cookbook.
- Gigi needs help to fold the Divot at 9:30 a.m. on Tuesday, March 17, 2020.
- Bible study is on Mondays at 7:40 pm.
- Someone asked if the people leaving to go home up North would leave their extra toilet paper here.
- Let everyone know that the Recycling Center on Bentsen is very close and they will take everything.
- Ima Cheney said they have 450 recipes so far. They will still take recipes online until the end of October.
- The Beer and Brat Party will be at 4 today.

Adjournment:

A motion was made, seconded, and approved to adjourn at 10:55 a.m.

Submitted by Sonya Bush, Secretary