

Adobe Wells Board Meeting

Monday, February 01, 2021

The Board of Directors' meeting was changed to a teleconference because of the COVID-19 outbreak in the park.

The meeting was called to order at 9:00 A.M. by President Mike Manning.

Present: All were present by phone.

Officers: Mike Manning, President; Joyce Venker, Vice President; Arnie DeJoode, Treasurer

Section I Directors: Jim Stevens, June Davisson

Section II-III Directors: Harry Dellinger, Anna Hartwig, Nick Golden, Lisa Guinn

RV Section Directors: Darrill Burgett, Margie Glaesemann

Secretary: Sonya Bush

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

Secretary Report: A synopsis of the minutes of the Board Meeting of January 04, 2021, was read. The minutes were accepted as read.

Treasurer's Report: The treasurer's report was given by President Mike Manning. Because of the zero time turn-around the report will be missing the bank account interest values for January.

- General Fund:
 - General Net Operating Funds Available: \$299,833
 - Total YTD income: \$252,209
 - YTD Expenditures: \$59,771
 - Net Income YTD: \$192,438
- Total Activity Funds Available: \$73,712
- Rental Property: \$8,719
- Memorial Fund: \$3,001

The report was approved and put to file for future audit.

Old Business

1. Voting Time for Officer/Director Elections on Monday, 11 January 2021

2. Voting Logistics for Officer/Director Elections

3. Voting Logistics at Annual HOM Meeting on Monday, 18 January 2021

A discussion on items 1,2, & 3 was held. Everything went really well as far as getting people signed in, taking their temperatures, keeping a count, and social distancing. The CBC is now recommending double masking because of the mutation of the COVID.

Would it be possible to get a couple of microphone stands to place in a couple of different areas so people could go up to the microphone instead of having someone go to them and hold the microphone for them? We only have one stand right now, but Lisa Guinn will check and see how much another stand would cost.

4. 2021 Operating Budget and Special Projects Proposal

The Operating Budget was approved by the Homeowners, but they did not approve the \$10 per month dues increase. They also approved the Special Projects Wertz Hall Lighting and Wertz Hall Walls. The project for the South Pond was rejected. They also approved all the Encumbered Fund increases to the General Fund.

5. Activity Fund Pre-Approval of Expenses Review

They also approved the Activity Fund Pre-Approval of Expenses. The purchasing of new controls for the pools and hot tubs was approved also by the Homeowners. This should save us some money on pumps and motors.

6. Review over Items that were voted on at the Annual Homeowners' Meeting.

Items that were voted on at the Homeowners' Meeting were reviewed under numbers four (4) and (5).

New Business

1. COVID Guidance

We received Hidalgo County Order 21-001 from January 08, 2021. This is the first one for this year put out by Judge Cortez. When we get new orders, the first thing we look at is how it changes how we operate. An item of concern to many residents is gatherings of more than 10 people outside. This Executive Order continues to stress that gatherings of ten or more people outside are prohibited unless approved by the County or the Mayor of the City. Mike Manning pursued this with the City of McAllen. If the police issue a citation to the individual or to the park, the first offense would be treated the same as a bar or restaurant being overcrowded with over 50% occupancy, a fine of \$575. In our case, if the police were to issue a citation to the park, we would bill the individual and the fine would be put on their dues bill. If the individual did not reimburse the park for the fine,

Adobe Wells would apply a lien to the property until paid by the owner. Mike has received a couple of complaints about gatherings in our park. After much discussion it was decided that this should be brought up at the Homeowners' meeting and by email to let people know what could possibly happen.

Adobe Wells Operating Rule number seven (7), says that if someone refuses to follow the rules and the behavior is documented by a signed affidavit, the activity will be shut down for three (3) days for the first occurrence and seven (7) days following any subsequent occurrence documented by a resident's signed affidavit.

After much discussion a motion was made and seconded to change Adobe Wells Operating Rule number seven (7) to read that if someone refuses to follow the above rules and the behavior is documented by a signed affidavit, that individual or individuals will be banned from all activities for one (1) week for the first offense and two (2) weeks for each subsequent offense with a documented and signed affidavit.

Motion passed with one (1) NAY.

2. Daffodil Avenue Project

The Surveyor was here on January 26 and 27, 2021. He surveyed twenty (20) feet on the inside of the white fence along Daffodil the first time, and then set up to survey thirty (30) feet on the inside of the white fence. He told Mike that the City of McAllen has the option to go up to thirty (30) feet. This is the first that we have heard about that so we put that into our attorney's hands. This would take out number eight (8), nine (9), and one (1) green, and the north side swimming pool. Once we get an update from our attorney, we will need to establish a group to come up with different options. It appears that we won't lose anything on the South Side.

In addition to the Daffodil Avenue Widening Project which is dealing with McAllen, there is also the Daffodil/Taylor intersection project which is dealing with Mission and would take more of our property.

3. Fairway Experiment

After much discussion, a motion was made, seconded, and passed to continue the Fairway Experiment through February and then the Board of Directors will make a decision on whether to continue to cut all the fairways shorter at the March meeting after getting more information, including responses from the homeowners for an inquiry survey by email.

Mike Venker has supplied his rationale supporting the lower fairways. Mike Manning and Arnie will develop costs and labor associated with the experiment. Mike stressed that he would rely heavily on Victor's knowledge of the golf course.

4. Security Cameras

Texas Security Systems LLC performs the maintenance on our Security cameras. We have a proposal for two (2) additional cameras capable of reading license plates at night. A motion was made, seconded, and passed to take the proposal for the security cameras to the Homeowners at the February meeting not to exceed \$5000.00 as a Special Project out of the Non-Operating Fund.

Will check into signs up at the entrances to the park that say, "These premises are monitored by security cameras."

General Discussion:

Directors Reports:

- June Davisson –
 - (a) There is a pack of dogs that comes through the fence on the North side alley that chases the golf carts and people and run through the park. Can a fence be put up that they can't get through? June will check on a fence.
 - (b) Also, can a map reference sheet with lot numbers be put up at the 19th Hole? When an ambulance comes in, sometimes they can't find the address with just a lot number.
- Anna Hartwig - can something be done about the stop sign and 48th and Azalea?
- Lisa Guinn - Are we looking at going ahead with golf events after the two week period which is up on February 5? Signup sheets have been put up in the card room for the couples' tournament. Mike Manning will be talking with Mike Venker to see if this is a smart thing to do. If things get a little worse, we can always cancel things.
- Nick Golden –
 - (a) He has filled out a work order for the bathroom on #16. The urinal is leaking and has been for some time. It's also leaking by the maintenance shed on #3. Nothing has been done.
 - (b) Nick also agrees that something needs to be done with some of the stop signs. A few of them need to be replaced, straightened, or turned. Some are really faded.
 - (c) Have a complaint about a vehicle parking overnight on Whitewing. As a director you do not need Board approval to talk to the owner about it.
 - (d) Guests can stay two (2) weeks, leave for one (1) night, and stay two (2) more weeks. How long can this go on?
 - (e) There was a party on Bluebonnet in the afternoon and then it was moved to Carnation in the evening. There was way too many people and it included a Board member. Why wasn't anything done about it? We cannot control what individuals do on their own property.
 - (f) As homeowners we are told to talk to your Board Member if there is a problem in the park. What if your Board Member is included in the problem? Then go to another Board Member or an Officer.
 - (g) People have left the park to fly home or other places and did not check out or check in when they get back. Also did not isolate the mandatory ten (10) days. All over the park with no mask. Mike doesn't deal with rumors. If it isn't documented, it is considered rumor.

Announcements - None

Adjournment:

A motion was made, seconded, and passed to adjourn at 11:35 A.M.

Submitted by Sonya Bush, Secretary