

# Adobe Wells Homeowners' Meeting

Monday, February 22, 2021

The Homeowners' Meeting scheduled for February 15, 2021, was postponed until February 22, 2021, because of a power outage lasting from Monday A.M. until Thursday A.M.

The meeting was called to order by President Mike Manning at 10:04 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 - Mike Manning
- Vice President - Joyce Venker
- Treasurer - Arnie DeJoode
- Section I - Jim Stevens, June Davisson
- Section II/III – Harry Dellinger, Anna Hartwig, Lisa Guinn, Nick Golden
- Section II-RV - Margie Glaesemann (absent), Darrill Burgett
- Secretary – Sonya Bush
- Parliamentarian - Carole Buwalda
- Jurisprudence – Carole Buwalda

**New Homeowners present:** None

## **Secretary's Report:**

A synopsis of the minutes from the January 18, 2021, Homeowners' Meeting was given. The minutes were accepted as read.

**Treasurer's Report:** The treasurer's report was given by Treasurer Arnie DeJoode.

- General Fund
  - Net Operating Funds Available: \$300,031
  - Total YTD Income: \$252,419
  - Total YTD Expenditure \$ 59,782
  - Net Income YTD \$192,637
- Total Activity Funds Available: \$73,718
- Rental Property Balance: \$8,719
- Memorial Fund Balance: \$3,001

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

## **Old Business:**

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

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

At the February Board of Directors meeting the Board reviewed some of the procedures for the voting time and the logistics. We want to know what you think of these procedures, how well it went, and if you can think of anything we can do to improve it because it will probably be this way for a while. There were no comments.

### **2. 2021 Operating Budget and Special Projects Proposal**

#### **Activity Fund Pre-Approval of Expenses Review**

#### **Items that were voted on at the Annual HOM Meeting**

The operating budget was approved by the Homeowners. They did not approve the \$10 a month increase in general fund dues. All the special projects were approved except for the South Pond Project. Also all the encumbered fund increases were approved. All pre-approval activity fund items were passed, and the homeowners approved funding for new controls for the swimming pool / hot tubs.

## **New Business:**

### **1. COVID Guidance**

We received county order 21-001 signed by Judge Cortez from January 08, 2021. When we receive these orders, we review them to see how they will affect Adobe Wells and if there are any changes that we need to make. This Executive Order continues to stress that gatherings of ten (10) or more people outside are prohibited unless approved by the Mayor of the City where the gathering is held. It also limits household gatherings to ten (10) people. We received a report that in one of the parks around here, the McAllen police had come in and broke up a party of more than ten (10) people and issued a citation to the park. Mike Manning checked this out with the Judicial system in the City of McAllen. They said that if you receive a citation, it would be treated just as if it was a commercial business that was over capacity. The first citation was \$575. In our case, if the police were to issue a citation to the park, we would bill the individual. 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.

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. The discussion by the Board was why should everyone be punished for what one person does. So, we changed the wording on that rule. It now reads 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.

## **2. Daffodil Avenue Project**

On January 22, 2021, some city engineers came because we had refused to sign a certified letter from the City of McAllen. We had referred this letter to our attorney who advised us not to sign it because he disagreed with some of the things in that letter. He worked with the City Attorney and they rewrote some parts that said if the city messes anything up when they are here surveying, they would have to correct it. We did sign that letter. On January 26 and 27, 2021, the City of McAllen sent a surveyor here to resurvey the Daffodil widening project. He surveyed twenty (20) feet inside the white fence and then set up to survey thirty (30) feet. He told Mike that the City of McAllen has the option to go up to thirty (30) feet. This would take out the North Side swimming pool, and eight, nine, and one on the golf course. This information was passed on to our lawyer and we are waiting to hear back from him.

## **3. Fairway Experiment**

At the February Board of Directors' Meeting the Board voted to allow the experiment to shorten the grass on holes five (5) and seventeen (17) to continue through February. At the March BOD's meeting, the Board would vote as to whether to continue to do the experiment and expand it to all of the fairways. After discussing this with Mike Venker, who was the one who originally submitted the request for this experiment, he decided to withdraw his request at this time.

## **4. Security Cameras**

This is an additional special project from the General Fund. We are voting today for approval to purchase two (2) additional security Bullet cameras that have the capability to read license plate numbers at night. One would be located on the North Side and one located on the South Side. We would take the two cameras that we currently have and put them on the corner of Camelia and 50<sup>th</sup> Street to provide some security for the RV section.

Also we record what is on these cameras and it stays on the camera for a minimum of fourteen (14) days. Right now we only have eight channels, but by adding more cameras we will change our recorder to sixteen (16) channels.

**The vote passed 146 Yes and 7 No.**

**Announcements:**

- Joyce Venker is working on committee chairs for next season for the following:
  - All Park Picnic
  - Christmas Dinner
  - Wertz Hall Decorations
  - Scheduling for Happy Hour MC
  - Recycling
  - Thanksgiving Dinner

If anyone is interested in volunteering for any of these positions, please let Joyce know.

- Gloria Raatz – Ladies' Championship is on March 10 and March 11  
There are 2 sign-up sheets:  
The top sheet is for 9 holes each day.  
The bottom sheet is for 18 holes each day.  
Cost \$2.00

Gloria is also taking care of Hole in One Insurance from April 1 through December 31<sup>st</sup>. Cost is \$5.00.

- Lisa Guinn and Anna Hartwig are running the Ladies' 70 and over tournament on Monday, March 1<sup>st</sup> on the front nine at 1:00. 12:45 Line-up. It's pre-flighted by your handicap and play your own ball.  
Sign-up sheets will come down on Thursday, February 25<sup>th</sup>. Cost \$2.00
- Larry Shaw - The Larry Chariton Memorial Championship is on March 2 & March 3. 9 or 18 holes each day. Cost is \$2.00

- RoseAnn Venker will be starting exercise class back up on Wednesday, February 24<sup>th</sup>. Exercise will be on Mondays and Wednesdays at 8:30 a.m. The time will have to change on the days of the Board of Director's Meeting and the Homeowners' Meeting.

**Adjournment:**

A motion was made, seconded, and approved to adjourn at 10:47 a.m.

Submitted by Sonya Bush, Secretary