

# Adobe Wells Informational Meeting

Monday, March 15, 2021

The meeting was called to order by President Mike Manning at 10:00 A.M.

A quorum was **not** present. This was an informational meeting only.

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 DeJooode
- 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 (absent)
- Jurisprudence – Carole Buwalda (absent)

**New Homeowners present:** Ron & Jeanie Seager at 5012 Camellia,  
Ken & Ellen Pannier at 5009 Bluebonnet

## **Secretary's Report:**

A synopsis of the minutes from the February 22, 2021, Homeowners' Meeting was given.

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

- General Fund
  - Net Operating Funds Available: \$299,572
  - Total YTD Income: \$283,687
  - Total YTD Expenditure \$ 89,400
  - Net Income YTD \$194,288
- Total Activity Funds Available: \$72,429
- Rental Property Balance: \$9,966
- Memorial Fund Balance: \$2,801

## **Old Business:**

### **1. COVID Guidance**

On March 2, 2021, Governor Greg Abbott announced that effective March 10, 2021, he will end Texas' statewide mask mandate and will allow all businesses to operate at full capacity. The Board of Directors had an emergency meeting on March 3, 2021, and agreed to suspend all of the Adobe Wells operating rules for COVID with the exception of social distancing and wearing masks in all of our facilities.

### **2. Daffodil Avenue Project**

Our lawyer, Paul Barkhurst, contacted Mike Manning and said that he has requested copies of the surveys and copies of the drawings that the city is working with. To date he hasn't heard anything from them, but as soon as he does, he will forward them to us, so we can see exactly what they are thinking about for Daffodil.

### **3. Fairway Experiment**

Mike Venker withdrew his proposal for the fairway experiment of shorter grass on Holes 5 and 17 at this time. The experiment was to continue through February and the Board of Directors was to make a decision at the March meeting. Because of the extremely cold weather, a hard freeze, and grass not growing, they couldn't gather any data to make a decision.

### **4. Security Cameras**

The new cameras have been installed. The disc space on the recorders had already been updated a year ago. The recordings will be kept a minimum of thirty (30) days.

## **New Business:**

### **1. Golf Committee Presentation**

At the Board Meeting we had a presentation by Jerry Becker concerning the golf committee. The Board agreed to form a committee to take a look at the rules, payouts, and representation from the three different levels of handicaps. Joyce Venker was put in charge of that committee and she will report back to the Board at the April meeting. At that time the Board of Directors will make any decisions as to what they may change. It will then be the responsibility of the golf chair to implement any changes. Mike Venker agreed to be the golf chair for another year.

## **2. COVID-19 Recommendations**

We are continuing with the mask mandate and social distancing in our facilities because we have employees who have not had the vaccinations as of yet. The workers also have to continue to wear their masks. People coming down to our park to drive residents home do not have to isolate for ten days.

## **3. Storm Updates**

With the storm that brought the freezing temperatures there were several fish that died, two backflow preventers froze up, and there were several leaks in the irrigation system, six on the South side and four on the North side. Everything has been fixed except for the back flow preventer at the South Side Pool which we are still waiting for parts.

## **4. Project Updates**

- a) The LED lights have been installed at Wertz Hall.
- b) Dry wall will be installed in Wertz Hall and then contracts written for flooring to be done this summer.
- c) On March 6, 2021, Texas Security installed the new cameras. They are new 2021 cameras which Texas Security gave to us at their costs. Arnie DeJoode gave a visual presentation showing the clarity of the license plates from the new cameras.

## **5. Electrical Service**

Our current electrical company, ENTRUST, is going out of business due to the recent power failure. We were informed that the Public Utility Commission would assign us to a Provider of Last Resort if we failed to select a new provider with a minimum cost of \$0.23 per kilowatt hour. We currently were paying a little over \$0.05199 per kwh. The energy consultant recommended a company called ENGIE whose price is \$0.06271 per kwh. This is a fixed price and not subject to demand fluctuations. We signed a contract with ENGIE for three years beginning March 1, 2021. The contract covers all our accounts.

## **6. RIMROCK**

On March 3, 2021, the AW Officers and Veronica met with RIMROCK, a technology company involved in phone systems, high-speed internet, cellular and web design. They offered us new phone equipment to include updated phones in the Business Office and Information Office, two remote phones and a conference phone for Wertz Hall. Our internet would be upgraded to 200mbs versus the 100mbs from Spectrum. We would have internet at the 19<sup>th</sup> Hole which we currently do not have, and we would have our two 911 emergency phones at the

pools plus wi-fi at the North pool. Veronica would also have the capability to send blanket text messages to all residents. RIMROCK offered more services and better equipment for less price. RIMROCK's price for all equipment and services is \$422.16 per month versus \$501.00 from Spectrum. This results in a savings of approximately \$80.00 per month. We contacted some local companies and the Better Business Bureau and got no negative reports. On Saturday, March 6, 2021, Mike signed a five-year contract with RIMROCK. The price will not change for the duration of the contract. A start date will be in a week or two.

### **Announcements:**

- Mike Manning
  - Veronica will be out of the office on Thursday, Friday, and Monday, March 18, 19, and 22.
  - Mike Manning will be placing an order for Memorial Benches. Get in touch with Mike if you are interested.
- Ima Cheney talked about the upcoming AW cookbook. They got over 500 recipes and are looking to have the cookbook completed by next October or November.
- Tammy McHaney – The Derby is on for Saturday, March 20. The sheets with the pairings will be on the tables in Wertz Hall on Thursday so you can look at them to see who you want to bet on. We are still in need of some Marshalls.
- John Fjelsta put up sign-up sheets on the bulletin board for next year's breakfast.
- Pam Martin reminded everyone of the Street Dance after the Derby 5-8 P.M. BYOB and Chairs.

### **Adjournment:**

The meeting adjourned at 10:45 a.m.

Submitted by Sonya Bush, Secretary