

Adobe Wells Board Meeting

Monday, November 01, 2021

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

Present:

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

Section I Directors: June Davisson

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

RV Section Directors: Darrill Burgett (phone), Margie Glaesemann (absent)

Secretary: Sonya Bush

Parliamentarian: Carole Buwalda (absent)

Jurisprudence: Carole Buwalda (absent)

Secretary Report: A synopsis of the minutes of the Board Meeting on April 05, 2021, was read. The minutes were accepted as read.

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

- General Fund:
 - General Net Operating Funds Available: \$177,698
 - Total YTD income: \$408,209
 - YTD Expenditures: \$324,770
 - Net Income YTD: \$83,440
- Total Activity Funds Available: \$61,866
- Rental Property: \$8,431
- Memorial Fund: \$3,104

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

Old Business

1. Electrical Service

We are currently receiving our electrical service from ENGIE. We received a bill from ENTRUST, our previous supplier who is in Chapter 11 Bankruptcy. The bill was for \$4,440.22 of which \$1,351.11 was for electrical charges. The remaining \$3,089.11 were for Ancillary Charges to recoup their loss. The electrical charges were paid and a complaint was filed with the Public Utilities Commission of Texas concerning the Ancillary Charges. In June the PUC responded that ENTRUST had reported that we were billed in accordance with the contract in place at the time of billing and no credit adjustments were warranted. They recommended that we try to work it out with ENTRUST. Since that time, we have received two phone calls from either a collection agency claiming to be ENTRUST employees or actual ENTRUST employees. They offered to reduce the Ancillary Charges by 50% if Mike Manning gave them a credit card number to pay it. Mike explained that this is a HOA and has a process for paying bills. We would pay that amount, but we need a bill showing the reduced amount so we could pay what was due. They offered to send a bill showing that we owed nothing after we paid it. The second call was received while Mike was gone and they would only talk to Mike. So, to date, we have not received a bill for a reduced amount, and we have not paid anything.

2. RIMROCK

We signed a contract with RIMROCK on March 3, 2021, for internet and phone service. We now have internet at the 19th Hole and North Side swimming pool. We also have emergency 911 phones at both pools. We are still working on some issues that Veronica has. RIMROCK is for commercial use only and not available to individual homeowners.

3. COVID Updates

We removed the mask mandate for our facilities as most residents have received their vaccinations.

4. Closing 50th Street Gate

The Board voted to close 50th Street Gate from May 1st thru October 15th.

New Business

1. Golf Chair Presentation on Raising Golf Fees

Mike Venker, Golf Chair, presented the Golf Committee recommendations on raising golf fees for the 2021 – 2022 golf season. Their recommendations are as follows: The Derby - \$5.00, all other tournaments - \$3.00, Tuesday Men's, Thursday Women's, and Friday golf - \$1.00, and Tuesday High Handicap (10 handicap or more) - \$.50. The High Handicap Women would also be eligible to win Birdie Pins. Wednesday couple's golf was not addressed at this meeting.

A motion was made and seconded that the Board give the Golf Committee the authority to decide whether or not to raise the rates for golfing as they see fit as outlined in their presentation without having a vote. The golf committee should present any changes they make to the Board. Motion carried. This will take effect November 1, 2021.

2. Competitive Pool with Other Parks

Jerry Mead is asking permission to travel to other parks and have other parks come here for pool league. He will check with the captains of other parks to see how they will handle COVID and he will keep the Board informed.

A motion was made and seconded that if the Pool Leagues form back up, Jerry has permission to include our pool league. Motion carried.

3. COVID Rules

We currently have no COVID rules in effect. It appears that we may have a normal season, so Mike Manning just reviewed the support and any issues associated with the following activities. The monetary support that we provide is not included in the Pre-Approval Activity Fund list.

- Tuesday Potluck - \$400 in contracts with entertainers. Any contributions received at the potluck will be given to the entertainers. Potluck dinners will not resume until January. This is due to the lack of entertainment for November and December. We are trying to get Nikki Rowe Chorus to perform in December, but we have not confirmed a date yet.
- Grandma's Bingo and Wednesday Bingo - \$20 per night
- Crafts - \$200 per season

4. North Side Sewage Lift Station

On October 5th, 2021, Joyce Venker and Mike Manning met with a project engineer and his supervisor from the McAllen Public Utility Administration. They are looking into the

feasibility of eliminating the sewage lift station on the North Side and converting to a gravity feed operation. The drawings show that they want to bury an 8-inch pipe from the existing pumping station, along the North side alley and along the east fence on the golf course. We asked them if they had explored other options such as the properties to the east of the road (three properties all on septic systems), running the pipe along the north side of the alley and tying into the sewage main on Taylor Road. (This could give us the opportunity to eliminate the five (5) septic tanks we have on the North Side). They requested permission to have 611 mark the existing utilities and to perform some surveying. This would allow them to see what was feasible and what would fit into their budget. Once that was completed, they would present the results and options to the Board. Since we are private property, they would ask for an easement. If we agreed and granted them an easement, they would have the ability to dig whenever they needed to repair the pipe. If not, we would be responsible for the pipe. We have a lawyer that they would need to negotiate with. Mike is meeting with the project engineer tomorrow, November 2, 2021). They are having some surveying problems. Gus Gustafson and Paul Puck will also attend the meeting.

5. Gates

The main gate pole rusted at the ground level and was removed. We agreed at that time not to replace it, but to rely on the license plate security camera. Mike Manning received an estimate to install a license plate security camera for the 50th Street gate and another camera at the 48th Street gate. At the meeting with the Utility Department, we learned that Daffodil will become a 4-lane road and they intend to put in a 4-foot storm sewer rather than the existing 2-foot. The larger storm drain will help eliminate flooding at our entrances, but may require us to move or remove the 50th Street gate.

6. Nominating Committee Chair

John Westering has agreed to be the Nominating Committee Chairman. He will draft the other members. The committee will consist of two members from Sections 2 and 3, one from the RV Section, one from Section 1(North Side) and one at-large member. They will provide a list of Officer and Board candidates to be presented at the December Homeowners meeting.

7. Summer Projects

a) Wertz Hall

Wertz Hall is now complete. Mike will be sending out a brief synopsis of everything that has been done to Wertz Hall. A Big Thank You to President Mike Manning for overseeing the huge project of refurbishing Wertz Hall.

b) Pool Controls

Pentair Easy Touch for Pool/spa Controllers were installed at the North and South Pools. Installation included new actuators at each pool. There is one

remote button for the spa, eliminating the switches we previously used. There is a one (1) year warranty.

c) Security Cameras

Two license plate cameras were installed in March and we added two cameras at 50th Street and Camellia to cover the RV section.

8. Covenants, Bylaws, Rules and Regulations

Some issues were recently discussed with our HOA attorney to address potential problems with property ownership in Adobe Wells: items such as short-term or long-term rentals, multiple property ownership for the purposes of leasing the properties, and operating a business from your home (mixed use dwelling). He informed us that any changes to address these issues would have to be a change in the covenants requiring 67% approval by all homeowners. Changing the covenants is a tedious task and would take an inordinate amount of time.

While reviewing the Covenants, Bylaws, Rules and Regulations, we discovered two articles that we were not requiring residents to comply with. Article II Section 1 contains the requirement for an owner to get written approval from the Board of Directors prior to leasing their lot. Requiring adherence to this Article will allow the required background check to be performed.

Article V requires an owner to immediately notify the Board of Directors in writing of the full details of bona fide, accepted offer, and the name and address of the offeror when selling their property. The Association has fifteen days after notification in which to elect to exercise the right to purchase the property on the same terms and the same price as the bona fide offer. While the Right of First Refusal would be rarely used, it could be used to reduce the possibility of an owner and/or his/her heirs listing a property at an extremely under value price.

While the Board has no action to be taken, I am notifying the Board and all Homeowners that we will be requiring adherence to these Articles.

General Discussion:

Director's Reports:

- Anna Hartwig received a complaint of a homeowner parking on the street overnight on Whitewing. The Director should tell them that it's not allowed. Also, the stop sign needs to be replaced on 48th and Azalea going West.

- Lisa Guinn said a streetlight is out on Harvey. There is a delivery problem with packages from FEDX and UPS on N. 50th Street. They are going to N. 50th Lane which is in the apartment complex next door to Adobe Wells.
- June Davisson said that 6 or 7 dogs from the neighbors to the North have been terrorizing people on the North Side.
- Nick Golden says Thank You to all the volunteers for the summer projects.

Announcements

Jim Stevens has resigned from the Board. Per the Bylaws, when a vacancy occurs between November 1 and April 30, the residents of that Section shall meet within 10 days to elect a resident owner in good standing to serve out the term. We will hold that election within the next 10 days.

Hart Amlee has volunteered to chair the Audit Committee this year.

Joann Hansel has volunteered to chair the Thanksgiving dinner. Pat DeJoode is taking names of individuals who volunteer to help with the Thanksgiving dinner. Please contact her if you wish to help with the dinner.

Thank you to June, and Sylvia and Dwayne Stillwell for scraping and painting the doors and shutters on the 19th hole.

Adjournment:

A motion was made, seconded, and carried to adjourn at 11:10 a.m.

Submitted by Sonya Bush, Secretary