

Adobe Wells Homeowners' Meeting

Monday, November 15, 2021

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 - June Davisson, Kay Shaw
- Section II/III – Harry Dellinger, Anna Hartwig, Lisa Guinn, Nick Golden
- Section II-RV - Margie Glaesemann (absent), Darrill Burgett (absent)
- Secretary – Sonya Bush
- Parliamentarian - Carole Buwalda (absent)
- Jurisprudence – Carole Buwalda (absent)

New Homeowners present: David & Stacey Estes at 2701 N 50th.

Secretary's Report:

A quorum was not present at the April 19, 2021, Homeowners' Meeting. It was an informational meeting only and no minutes were taken.

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

- General Fund
 - Net Operating Funds Available: \$176,444
 - Total YTD Income: \$408,482
 - Total YTD Expenditure \$324,770
 - Net Income YTD \$83,712
- Total Activity Funds Available: \$61,868
- Rental Property Balance: \$8,431
- Memorial Fund Balance: \$3,104

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

Old Business:

1. Electrical

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 Homeowners' Association and have 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.

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 of Directors voted to close the 50th Street gate from May 1 through October 15th.

New Business:

1. Golf Chair presentation on raising golf fees

The Golf Chair gave a presentation on raising golf fees at the November 1st Board of Directors meeting. The Board had agreed in April not to micromanage the Golf Committee, but require them to provide all meeting minutes to the Board and to present to the Board any changes the Committee wanted to enact. At the November 1st Board of Directors' meeting a motion was made, seconded, and passed to allow the Golf Committee to make the determination on raising golf rates.

2. Competitive Pool with other Parks

Jerry Mead approached the Board of Directors requesting guidance on entering the pool league and having other parks come to Adobe Wells. At the November 1st Board of Directors Meeting a motion was made, seconded, and passed to allow Jerry Mead to enter discussions with other parks, and if the pool league starts again, he can include Adobe Wells in the league. He will keep the Board informed.

3. COVID Rules

We currently have no COVID rules in effect. It appears that we may have a normal season, so we reviewed the monetary 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.

- a) 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. Nikki Rowe Chorus will be performing on November 30 from 6 – 7 p.m. but there will be no potluck.
- b) Grandma's Bingo and Wednesday Bingo - \$20 per night
- c) Crafts - \$200 per season

4. North Side Sewage Lift Station

The city of McAllen wants to install an 8-inch sewage line that would run along our North boundary, behind the maintenance building, and along the fence line on the east side connecting to a manhole on the south side of Daffodil. They would like to buy an easement on our golf course to bury the line. If they got an easement from us, they would have the right to dig on the golf course anytime they need to do repairs or add lines. Since AW is private property, we do not have to sell them the easement. We could let them install the pipe, but we would be required to maintain or repair it. They are hoping to present different options to the Board in December. We have notified our Daffodil lawyer as this project is in conjunction with the Daffodil widening. We learned that Daffodil is going to be a 4-lane road from Ware to Taylor and work is scheduled to begin in the

December to February time frame. Again, our lawyer is engaged in getting new drawings and schedules.

5. Nominating Committee Chair

John Westering has volunteered to chair the nominating committee. Other members of the committee are: RV section – Carol DeBoer, Section 1 – Pete Peters, Sections 2 & 3 – Lloyd Bratland and Shirley McHaney.

6. Summer Projects

- a) **Wertz Hall** - We had quotes from 5 different contractors on the original Statement of Work. Rojas Construction was selected based on price and past performance with Adobe Wells. The original Scope of Work was changed after we got started. Rather than paint the ceiling tiles, we painted the grid and put in new tiles in all areas. The ceiling in the Business Office was replaced with a dry wall ceiling and the counters and furniture were upgraded. Drywall was installed and painted in the Information Office and Card Room. The library was painted and the kitchen received a cosmetic renovation. The Business Office has a copy of the report on Wertz Hall if anyone wants to read it.
- b) **Pool Controls** - We installed Pentair Easy Touch 4 Pool/Spa Controllers 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. The temperature of the spa is 104° and the pool is 89°.
- c) **Security Cameras** – Two license plate cameras were installed in March and two cameras were added at 50th and Camellia to cover the RV section.

7. Gates

Over the summer, 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 has received an estimate to install a license plate security camera for the 50th Street gate and another camera at the 48th Street gate. We learned at our meeting with the Utility Department 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 installation of the larger storm drain may require us to move or remove the 50th Street gate.

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. Our lawyer said that should we change the covenants and a homeowner challenges these changes by taking us to court, the HOA would probably lose the suit.

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. While the Board has no action to be taken, Mike Manning is considering having a committee look at potential changes to the Covenants to further protect the park.

Also, Mike wants to remind Homeowners to review the Development Specifications when planning exterior additions or alterations to their homes. We recently had a homeowner start adding an addition without approval by Adobe Wells or a permit from the City. The City issued a "Stop Work" order until approval of plans and a permit was issued.

Announcements:

- Hart Amlee has volunteered to Chair the Audit Committee. Lloyd Bratland and Denny Hahn will be helping him. The Business office will be closed on this Wednesday, November 17th, between 12 - 3 for working on the audit.
- Mike Manning wants to remind everyone that Santa and His Elves are sponsoring a musical concert to kick off the Holiday Season on November 27th, from 3-6 pm in Wertz Hall. The Lockharts will be performing. Refreshments will be served but BYOB.
- Donna Hinz - Thank You to all who volunteered to make cookies to enjoy after the Nikki Rowe Chorus entertainment on November 30, from 6 - 7 pm. Donna and Sylvia Stillwell are co-chairs of the landscaping committee and are holding

their first meeting this Friday, November 19th, at 2:30 p.m. in the card room. Feel free to join them as they can use lots of help.

- Sonya Bush – At couples' golf last Wednesday, by a show of hands, the majority of the golfers wanted to increase the fee from \$.50 to \$1.00. Couples' golf will be on the back at 4:00 with a fee of \$1.00 per person. This was previously approved by the golf committee.
- Joyce Venker – Joyce has been in charge of the First Responders Program for the last three years.
 - Be sure to update the information in the Red Envelope for yourself and your pet. Change the date on the sheets to 2021-2022 and keep the red envelope on your refrigerator. Be sure to not only have your address, but your lot number also.
 - Hopefully we will have CPR and AED classes available this year. We have two (2) AEDs available, one in Wertz Hall and one in the 19th hole.
 - Gigi Bailey will be doing the Divot again this year. There will be no November Divot. The December deadline for news is Thursday, December 16th. You can email her with the information or put it in her mailbox by her driveway at her house. The December Divot will be available on December 21.
 - Marian Wallace has moved, so we need a volunteer to take care of the bulletin boards.
 - We also need someone to volunteer to be the Secretary.
- Bill Barnes – we need volunteers for a week of close-up duty at night and opening the clubhouse on Saturday and Sunday morning.
- Roy Williams – Golf Cart Church is on Sunday mornings at 10:30 behind the 19th Hole. Bible Study will start on Monday, November 22, at 7:40 at the 19th Hole.
- John Fjelsta is looking for men to work in the kitchen for the breakfasts. There will be a new menu and new prices because costs have gone up at least 20% across the board, some as much as 70%. The first breakfast is December 4. There are also sheets that women can sign up for servers, set up, clean up, etc.
- Kay Shaw, filling in for Joann Hansel who is in charge of Thanksgiving dinner - There will be a meeting of all the volunteers on Wednesday at 10 a.m. at Wertz Hall. There are signup sheets at both post offices and at Wertz Hall which will be taken down on Tuesday, November 23. On Thanksgiving Day, the doors will open at 10 a.m. to put your place settings down where you want to sit. At 4 p.m. bring your own wine or what you want to drink. Coffee and tea will be furnished. Cost is \$5.00.
- Carol Hood will start line dancing on Thursday, December 2nd, at 1 p.m. Carol needs someone to co-teach line dancing this year because she is leaving Adobe Wells next year and she wants to make sure that we still have line dancing.
- Laurie Lee is the Yoga instructor on Tuesday and Thursday mornings at the 19th Hole at 7:45. Let her know if you are interested in Chair Yoga. Also, on Sundays at 6:00 pm, they are playing a board game called "Pegs and Jokers" at the 19th hole.

- Shirley Heyn has put up brochures on the main bulletin board and in the card room about many of the fun things to do in the Valley. Food items are needed for the food pantry. Also, the Monitor listed McAllen as the second best place to live in the United States.
- Larry Shaw thinks it would be nice to give the entertainers like Nikki Rowe Chorus a scholarship from Adobe Wells. Mike Manning said they get \$400 plus donations from the baskets passed at the entertainment.

Adjournment:

A motion was made, seconded, and approved to adjourn at 11:05 a.m.

Submitted by Sonya Bush, Secretary