

# Adobe Wells Homeowners Meeting Minutes

Monday, January 17, 2022

## Call to order:

Pledge of allegiance

Moment of silence for sick and departed

Invocation

A Quorum is present.

Introduction of Board members and Officers: (all are present)

Section I – June Davisson, Kay Shaw

Section II/III – Harry Dellinger, Anna Hartwig, Lisa Guinn, Nick Golden

Section RV – Darrell Burgett, Margie Glaesemann

Treasurer – Arnie DeJoode

Vice President- Joyce Venker

President – Mike Manning

Secretary – Laurie Lee

Parliamentarian – Carole Buwalda

Jurisprudence – Carole Buwalda

## New Homeowners Present:

- Sally Head: 4812 Bluebonnet, from San Francisco, CA
- Chris and Kevin Wojciechowski: 2908 N. 48<sup>th</sup> St., from Wahkon, Minnesota

Secretary report – A synopsis of the minutes from the December 20, 2021 Homeowners' Meeting was read and approved.

## Treasurers Reports –

- General Fund
  - Total Funds Available: \$292,464 (216,448 without 2022 dues)
  - Remaining Encumbered (Earmarked) Funds: \$86,651
  - Net Operating Funds Available: \$205,813 (\$129,797 without 2022 dues included)
  - Total YTD Income: \$423,586
  - Total YTD Expenditure: \$390,287
  - Net Income YTD: \$33,299

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- Activity Fund: \$61,877
- Rental Unit: \$9,068
- Memorial Fund: \$2,469

Report is approved and will be entered into the record.

## Old Business:

1. **Audit Committee Report** – The Committee was thanked for its work. Hart Amlee, Chairman of the Audit Committee, indicated the covenants require a yearly audit which was completed by the committee consisting of himself, Lloyd Bratland and Denny Hahn. A percentage of checks and deposits were audited (from 15% to 100%) and noted as correct. Thanks were expressed to Veronica Rojas, Office Manager, and Treasurer Arnie DeJoode. Lloyd Bratland will retire from the committee after 5 years of service and new members will be needed. A motion was made and carried for the Audit Report to be accepted. It will be entered into the record.
2. **Adobe Wells Cookbook Update** - The cookbooks were received on December 22, 2021. The publishing expense was \$4,126.00 and has been sent to Morris Cookbooks. The Committee needed to sell 275 cookbooks to totally reimburse the Activity Fund, which has been done. Cookbooks, containing 500 recipes, are available in the Information Office and will be on sale at the Auction in February. The Committee was thanked for all their hard work.
3. **Dance Committee Update** - Thanks was expressed to the Dance Committee for the successful New Year's Eve Dance. They sold 162 tickets at \$15.00 each for a total of \$2,430.00. The Committee is finalizing the official money returned, but they did report making \$260.00 on Bottle Draw and \$320 on 50/50 drawings. The Committee also signed a contract for next year at the same price of \$4,000. Net dance cost was \$1,400.
4. **Landscaping** - Additional funds requested by the Committee were provided. The plants and solar lights are an attractive addition. Appreciation was expressed to the Landscape Committee for the work done around the park.
5. **2022 General Budget** – Treasurer, Arnie DeJoode, reviewed the proposed General Budget which was generated by himself, Vice President Venker and President Manning. Activity and General Funds were reviewed. (Northside Utilities fund, Rental and Memorial Funds omitted). Handouts in the following areas were provided to the Homeowners and reviewed in detail.
  - 2022 Activity Fund Pre-Approval Proposal

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- General Fund 2021 Operating Expenses and 2022 Budget
- 2022 General Fund Special Projects, Encumbered Funds and Bank Funds
- 2022 General Fund Summary with data showing impact of possible dues increases

The following questions/comments were addressed.

- Timeliness of expansion of Auction Shed and renovations to the 19<sup>th</sup> Hole and Men's bathroom in Wertz in light of current cost of building materials.
- Timeliness of expansion of Auction Shed given the unknown impact on Adobe Wells property in light of the Taylor Road and Daffodil Street Projects. (Any approved monies would not be spent if found to be inadvisable once street project plans are finalized.)
- Concern about excess in Activity Fund being taxed. (General feel is that amounts in excess of \$100,000 might warrant tax involvement. Clarification that this concern does not relate to General Fund Reserves.
- Concern that our reserves have shrunk from \$165,000 5 years ago to approximately \$33,000 today.
- Prospective homeowners often request to see Adobe Wells financials when considering purchasing.
- Dues increases can prevent future assessments which require approval of 2/3 of all homeowners (versus a majority of the quorum attending an annual meeting).
- Value Adobe Wells homeowners receive from dues especially considering higher dues with less value in other parks.
- Approximately 53% of the budget is for payroll.

**Discussion of possible due increase** – The Board feels a higher dues increase is in the park's best interest. The question becomes what is the HOA's level of comfort in relation to the size of the reserves.

- With zero increase reserve funds = \$37,932 deficit with \$33,164 in reserve
- \$10 increase budget = \$1,692 deficit with \$69,404 in reserve

Dues History: (for single lot per month)

- 1999 - \$65
- 2002 - \$75
- 2007 - \$85
- 2010 - \$90
- 2013 - \$100
- 2018 - \$110

**New Business:**

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- 1. Prospective Rules Changes** – A committee was established to review the current Rules and Regulations to see if any needed updated. The changes recommended by the committee did not change the intent of the rule and resulted in some corrections and word smithing needing no vote from the homeowners.
- 2. Update on Pumping Station Project** – President Manning spoke with Patrick Gray last week. The Utilities Engineering Department has reached an agreement with the Irrigation District to use its existing easement on the east side of the fence. Drawings for paving our north alley have been submitted to the Transportation Engineering Department for approval. Transportation Engineering is finalizing the plans for Daffodil. Patrick Gray confirmed the plans still call for a 4-lane Daffodil Avenue and 4 ft. storm drains at the entrance to Adobe Wells. Once the drawings are finalized, they will be submitted to our lawyer and the City will brief the Board on the final plans. These plans will be shared with HOA when available. At this point, it is unknown if Daffodil will include a turn lane or if homeowners will be assessed for frontage to Daffodil.
- 3. Golf Course Update** – President Manning had received a written and signed complaint regarding moving six of the existing distance markers. As the individuals who moved them did not have the authority or permission to move the existing markers, they were asked to replace them and come up with options to show the correct yardage and present them to the Board for approval.
- 4. Welcome Home Realty** – Vice President Venker and President Manning attended an event with the Welcome Home Organization on October 26, 2021, where they learned the organization started a new venture, Welcome Home Realty, which caters to Winter Texan parks. The organization was invited to Adobe Wells to provide more information about their operation to the President, Vice President and our two Information Office managers. While Adobe Wells can't tie into a single realty company, this organization could be an option for Homeowners wanting to sell. Copies of By-Laws, Covenants, Rules and Regulations were provided and there are plans to give a tour of Adobe Wells to their agents. It was noted that if Welcome Home Realty lists an Adobe Wells property, no "for sale" signs will be posted in the park. Properties listed can be found on their website (not MLS). The commission fee is 6%. If a home is not listed with Welcome Home Realty, they will, with homeowner's permission, show a home and if it sells it will be at a reduced commission. They can also offer advice on pricing. The Information Office will continue to keep up the book listing properties for sale and open properties for sale for prospective buyers to tour. Earlier, the Board passed a motion to take down the Adobe Wells website listing homes for sale and refund the \$20 listing fee to

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homeowners currently using the site. Because this is a private park with posted No Trespassing signs, with the permission of the Board Officers, the Information Office had previously discontinued the practice of putting "For Sale" signs in windows. Homeowners are free to list with any realtor, but we are asking other realtors not to put up For Sale signs.

**5. Election Results** – The results of the January 10, 2022, election are as follows:

- President - Joyce Venker
- Vice President – Nick Golden
- Treasurer – Al Juston
- Director Section I – Jim Jeffcoat
- Director Section II RV – Todd Rau
- Directors Section II & III - Connie Harmon and Robert Trpkosh

The Officers and Board assume duties on February 1, 2022. At that time there will be a vacancy created by Nick Golden becoming Vice President. Per the By-Laws, a special election must be held within ten days to fill the vacancy. Individuals interested in serving the remaining year as a Section II/III Director should let the Election/Voting Chair, Carole Buwalda, know immediately so she can prepare for the Special Election. Homeowners were advised that should they fill the vacant position for the next year, they will be ineligible to run for that position in 2023. **\*\*See addendum\*\***

## **ANNOUNCEMENTS**

President Manning: Carole Buwalda is resigning at the end of this season as the Election/Voting Chair. Our Officers and Board will be canvassing the community to find a volunteer to be the new Election/Voting Chair. Timeliness is important to give the new chair an opportunity to learn from Carole's vast knowledge and experience.

President Manning: Nancy Stamm approached President Manning concerning the possibility of doing another park directory update as we did five years ago. There is no cost to the park. Nancy agreed to be the point person for Adobe Wells. Nancy will provide us with the latest information she has.

Nancy Stamm: Slots for the January dates for pictures are full. We are working on February dates and tentative March dates are the 8th, 9th, and 10th. If a homeowner or renter is not available for pictures to be taken, one can be submitted. Donna is also willing to take photos. Free 8 x 10 and a free directory is provided to those who get their pictures taken.

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President Manning: At the January 3 Board of Directors meeting, President Manning announced that management and maintenance of the golf course was being handed over to Victor Fuentes, maintenance supervisor, and Rick Weisbeck through the remainder of his tenure as president.

Joann Hansel – Caution to slow down when turning into 50<sup>th</sup> and to stop at stop signs.

Donna Hinz – Potluck tomorrow night, entertainment – Mountain Highway

Gigi Bailey - Divot folders needed at 9:30 tomorrow.

Tina Ruis – Auction Feb. 23<sup>rd</sup>. Please sign up to help on Set Up day, Feb. 22<sup>nd</sup>. Meeting for department chairs on Jan 31<sup>st</sup> at 19<sup>th</sup> Hole.

Bob Stamm: Thanks to outgoing board members and officers.

Gordy Martin – Tickets for the Feb 5<sup>th</sup> dance will go on sale this Friday at Happy Hour. The band is Time Machine. Tickets cost \$10.

Mike Venker – 1:00 next Monday – meeting for golfers – entertain ideas for course, rule changes and tournament formats

Roy Williams – Bible study Mondays at 7:30 at the 19<sup>th</sup> Hole. Golf Cart Church 10:30 Sundays.

Joyce Venker – Reminded homeowners of swimming pool rules – no children under 3, under 16 must be with host, swimwear not allowed in Wertz past restrooms

Laurie Lee – Yoga on Tuesdays and Thursday mornings will be outside behind the 19<sup>th</sup> Hole. 7:45 am for traditional and 8:45 am for chair yoga.

## **ADJOURN MEETING – 12:07 PM**

See 2022 Budget Ballot Results below.

Respectfully Submitted, Laurie Lee

\*\*The following addendum was added to the minutes on January 26, 2022:

An individual who fills a vacancy on the Board of Directors can serve a complete term immediately following the completion of the vacated position term, if elected.

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## BALLOT RESULTS

### ANNUAL 2022 HOMEOWNERS MEETING, 1-17-2022. BUDGET AND ACTIVITY FUND EXPENDITURES:

1. 2022 GENERAL BUDGET APPROVAL  
237 YES 25 NO
2. INCREASE DUES \$10.00 PER MONTH  
199 YES 67 NO

### EMCUMBERED FUND CHANGES-GENERAL FUND

3. INCREASE ADOBE WELLS STREETS REPAIR TO \$15,000 PER YEAR FROM \$12,000  
227 YES 40 NO
4. REDUCE WERTZ HALL FUTURE NEEDS TO \$10,000 FROM \$20,000  
207 YES 45 NO
5. INCREASE DAFFODIL AND TALOR RD PROJECT BY \$7,500 FOR A TOTAL OF \$15,000 (FORMERLY APPRIASER'S FINAL PAYMENT)  
225 YES 32 NO

### 2022 SPECIAL PROJECTS-GENERAL FUND

6. \$3,000 TO ADD A LICENSE PLATE SECURITY CAMERA ON 50<sup>TH</sup> ST.  
223 YES 31 NO
7. \$7,600 WERTZ HALL MEN'S BATHROOM UPDATE. STALLS, DIVIDERS, LIGHTS, VANITY, PAINT  
183 YES 79 NO
8. \$10,600 19<sup>TH</sup> HOLE FLOORING, BATHROOMS, VANITIES, LIGHTS, PAINT, FAUCETS, GLASS BLOCKS  
180 YES 72 NO

### ACTIVITY FUND PRE-APPROVAL OF REGULAR ANNUAL EXPENSES

9. \$5,000 2022 NEW YEARS EVE DANCE  
302 YES 49 NO
10. \$1,000 2023 FEBRUARY DANCE  
217 YES 39 NO
11. \$1,000 2023 MARCH DANCE  
222 YES 39 NO
12. \$2,000 BMI MUSIC ROYALTY  
215 YES 59 NO
13. \$1,000 ACSAP MUSIC ROYALTY  
215 YES 42 NO
14. \$3,000 2022 ALL PARK PICNIC  
214 YES 43 NO

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15. \$3,000 2022 LOGO CLOTHING

219 YES 37 NO

16. \$2,000 SALES TAX

246 YES 9 NO

17. \$2,800 POTLUCK ENTERTAINMENT. CURRENTLY 4 ARE SCHEDULED, PERHAPS 3 MORE

183 YES 74 NO

18. \$20,000 AUCTION STORAGE SHED EXPANSION, INCLUDING GRANDMA'S CLOSET

150 YES 131 NO

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CAROLE BUWALDA

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VOTING CHAIR 1- 17- 2022