

Adobe Wells Board Meeting Minutes

9:00 AM, Monday, January 3, 2022

The meeting was called to order at 9:00 am. All Officers and Directors were present.

Officers: Mike Manning, President; Joyce Venker, Vice-President Arnie DeJoode, Treasurer

Section 1 Directors: June Davisson, Kay Shaw

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

RV Section Directors: Margie Glaesemann, Darrill Burgett

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

Secretary's Report: Synopsis of minutes from Dec. 6 BOD Meeting and Emergency Board Meeting on Dec. 8th were read and approved.

Treasurer's Report: It is noted the report is incomplete due to the office closure during the holidays.

- General Fund:
 - General Net Operating Funds Available: \$204,894
 - Total YTD Income: \$423,012
 - YTD Expenditures: \$390,523
 - Net Income YTD: \$32,488
- Activity Fund: \$58,362
- Rental Property: \$9,098
- Memorial Fund: \$2,969

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

Old Business:

1. **Adobe Wells Cookbook** – The cookbooks were received on December 22, 2021. As of December 31, 214 cookbooks have been sold. Of the \$4,126.00 sent to Morris Cookbooks, \$3,000.00 has already been repaid to the Activity Fund. The Committee needs to sell 275 cookbooks to totally reimburse the Activity Fund. The Committee plans to set

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dates to sell cookbooks at Wertz Hall in this month, the first being Jan 4th 9:00 – 12:00. Cookbooks will also be available in the Information Office and will be on sale at the Auction in February

2. **Dance Committee** – Thanks 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 50/50 drawings. The Committee also signed a contract for next year at the same price - \$4,000. Note: While we allocate \$5,000 for dance, in reality it costs AW about \$1,000.
3. **Landscaping** – We provided the additional funds requested by the Committee.
4. **Draft 2022 General Budget** - Should a dues change be recommended, the Board will submit it at the Annual Meeting for approval by the residents.

Activity Fund:

- New Year's Eve dance \$5,000 allocated – 4,000 for the band, \$1,000 for other expenses – most returned via tickets, bottle draw and 50/50. A concern was voiced about the allocated amount when no food was provided at this year's dance.
- Auction Shed expansion – \$20,000 allocated. Grandma's Closet was to be part of original building, which was built 6 yrs ago. It was designed to be expandable and at the time the building cost \$8,000 with \$2,000 for the concrete. The allocated amount would definitely include space for Grandma's closet – perhaps with a separate door.
- Potluck – \$2,800 allocated. A question arose concerning the possibility of adding another potluck and not having the money to cover it. The decision was made to add an additional \$400 to the original \$2,400.
- North Side Pond Repair - While there are holes in concrete, it apparently is not leaking as the water bill has not increased. It was noted that water going through the holes may be wearing away the foundation of the pond. President Manning has begun the process of gathering information as to the cost and process for repairs. Because no baseline data has been collected, no money is being allocated. A question arose as to the appropriateness of this being an activity fund allocation as opposed to the general fund. Since the water is used for the golf course, it was felt the activity fund could best be used to address this.
- Several regular sanctioned events costing less than \$800 each were discussed. A motion was made and passed to approve the listed amounts for Wednesday night Bingo (\$520), Not Your Grandma's Bingo (\$480), Veteran's Day (\$200), Crafts (\$300) and the Christmas (\$300) and Mardi Gras (\$300) Parades. Each of these events is reimbursed based on receipts with the exception of Bingos which turn in attendance data.

General Fund:

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- Payroll/taxes were adjusted as discussed in executive session.
- Fuel/Oil – Increased price of gas and diesel, as well as new delivery charges, account for increase.
- Professional fees doubled. The original contract with the lawyer and appraiser only addressed North side issues. With changes to the Street Projects, the lawyer and appraiser may need to address issues that at this point are unknown.

Overall, there is an approximate \$30,000 increase in expenses. At the Budget Review Meeting, questions will be accepted and addressed, therefore each line item will not be addressed individually. A question arose if the 15% increase enough for golf anticipating an increase in the cost of chemicals. No change was made as additional money might be available through the contingency fund.

Parliamentarian Carol Buwalda indicated at the January Homeowners' Meeting, the general budget would first need to be approved. According to the rules, the budget doesn't require board input unless it results in an increase in dues. Homeowners will also vote on Activity Fund Pre-Approval Items (see attached list) and General Fund Special Projects.

General Fund Special Projects:

- License Plate cameras – 50th and 48th St. Need camera(s) looking south and east from 48th. Allocation includes electricity. - \$3,000
- Wertz Hall men's bathroom – Stalls, dividers, lights, ceiling, vanity, paint - \$7,600
- 19th Hole – Replace carpet and flooring, renovate bathrooms, \$10,600

Encumbered Funds: The purpose is to have money on paper that is committed to be available when needed.

- Streets – the last time streets were worked on it cost approximately \$80,000. At the current rate, that much money would not be available by the time roads need to be repaired again. Recommendation to increase the yearly add-on to \$15,000 (from 12K).
- Air Conditioners - The 10 on the roof of Wertz were replaced after the hail storm. A/Cs receive twice per year maintenance. Expected replacement cost of \$8,000 each. The yearly add-on was increased to \$10,000 from \$1,000.
- Professional Fees: Increased due to changes in original Street Project plans. appraiser and lawyers covered for original plans, recommendation based on unknown
- Pool – Replastered every 5 - 7 years at a cost of \$8-9K – At the current time, there are no plans to address north pool until road projects are finalized. Required repairs will be completed as needed.

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Unencumbered funds – Arnie DeJoode, Treasurer, feels \$30,000 is not enough for a park this size. The question becomes, what is the comfort level of the homeowners? Two residents with financial background recommend \$100,000 to an amount equaling the current operating budget. The point was made that historically, Adobe Wells has been financially responsible. The last increase was \$10 per month in 2018. A question arose as to whether an amendment could be added that dues would increase by a certain percentage or magnitude amount each year. This would lock in increases without the need to vote yearly. It was noted by the Parliamentarian that such an action would require a change in the By-laws which requires approval by 2/3 of the Homeowners. It was noted that residents receive tremendous benefits from our park dues.

A motion was made to present two options for Homeowners' vote: No dues increase or \$10 per month increase. The general feeling was that a higher amount was desirable in order to increase the unencumbered fund balance, but it was overridden by the importance of passing an increase of some kind. After much discussion, the motion passed. It was noted that the increase is per unit regardless of lot size. It also is the Board's preference that any approved increase would be retroactive to January 2022.

Board members were asked to encourage attendance at the Budget Review Meeting

A question arose as to unexpected costs associated with the Street Projects and whether or not Adobe Wells is looking into purchasing available land. It is noted that any loan would need co-signers which may inhibit action on the part of the park. It was also noted that in most likelihood, any final offer from the city will be negotiated by our lawyer who will receive 30% of any money received over the initial offering. The park would receive the remaining 70% which might be put toward any unexpected expense.

New Business:

1. **Prospective Rules Changes** – The Committee established to review the Rules and Regulations has provided recommended changes with explanation. Any significant changes will require approval by the Homeowners.
 - Rule 1: The current rule already states that Adobe Wells is a private park, therefore no changes are needed. It is recommended that all residents review the Rules and Regulations. It is noted that the Welcoming Committee reviews an edited list of rules with new residents who are asked to acknowledge via their signature. There have been no complaints.
 - Rule 8: Any changes to this rule would have to have HOA approval since a specific dollar amount is attached to guest golfers. If vote were to fail it would revert to \$2. At this time, it is not known how much is taken in each year. Any money brought in

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- goes to activity fund. It was noted there is no charge for swimming. The Board decided no change was warranted.
- Rule 16: This rule was clarified. “Burnable trash” was changed to “Yard waste” and the phrase, “except the RV Section, which is at the curb on Fridays,” was eliminated.
 - Rule 26: This rule was clarified by adding borrowing “items from the Adobe Wells Facilities” to the first sentence.
 - Rule 30: There was a recommendation to add a requirement for those from outside who work in the park (contractors, health care workers, etc.) should be required to check in and get a visitor’s pass. After discussion, it was decided not to change the rule. The Board may in the future make a policy change that would not impact the Rules and Regulations.
 - Committee did not want to address guests at AW activities

No changes requiring HOA vote

- 2. Update on Pumping Station Project** – President Manning spoke with Patrick Gray last week. McAllen Public Utilities is in negotiations with the Irrigation District to use its existing easement. The residents on the south side of the fence are interested in connecting to the City sewer system. Patrick is finalizing the drawings for paving our north alley. Once the Transportation Department approves the drawings, the City will give the Board a presentation on the final project plans. Our lawyer will discuss costs with the city and perhaps money could be used for fencing. Septic systems will not be able to connect at this point.
- 3. Golf Course Concerns** – President Manning received a written and signed complaint concerning the golf course. The concern is that this summer some individuals decided to check the distances for each hole using a laser device. While there is no problem with checking the distances and recording what they considered to be the correct distances, there is a problem of taking it upon themselves to move the existing markers and replace them with their own. The President and Treasurer checked out how many markers were moved and replaced with a different marker and there are six. The existing markers were donated by residents who paid around \$200 for the markers. It is felt the individuals failed to recognize the significance of these donations. The individuals did not receive permission to move the donated markers. The individuals have agreed to move the original markers back to their original place and develop options for providing the correct yardage to be presented to the Board for approval.

Golf Course Maintenance: After several discussions between President Manning, Victor, Head of Maintenance, and resident Rick Wiesbeck, the decision was made to turn over the golf course maintenance and operation to Victor and Rick for the remainder of the current President’s term (one-month trial).

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The missing sign (Myrlene's Rest) from Tee House on #4 will be replaced.

- 4. Meeting with Welcome Home Realty** – The Welcome Home Organization event has started their own realty company, Welcome Home Realty. The President, Vice President and the two Information Office managers have met with Cheryl Welch of Welcome Home Realty. While Adobe Wells can't tie into a single realty company, this Organization could be an option for Homeowners wanting to sell. More information about how Welcome Home Realty operates will be shared with Adobe Wells representatives in the near future. The realtors will also be provided copies of By-Laws, Covenants, Rules and Regulations and get a tour and feel for our park. It was noted that if Welcome Home Realty lists an Adobe Wells property, no "for sale" signs will be posted in the park. The Information Office will continue to keep up the book listing properties for sale and open properties for sale for prospective buyers to tour.

A motion was made and seconded to take down the Adobe Wells website listing homes for sale and refund the \$20 listing fee to homeowners currently using the site. The motion passed. The Information Office had previously discontinued the practice of putting "For Sale" signs in windows with the permission of Adobe Wells officers.

General Discussion:

Director's reports

- Mike Manning: I was approached by Nancy Stamm concerning the possibility of doing another park directory using the same company as 5 years ago. Nancy has volunteered to be the point person. Thirty to 35 pictures will be taken per day. Each individual or couple who gets their picture taken will receive 1 8X10 picture free. The company makes money through the sale of additional pictures. Those having pictures taken will receive a free directory. Pets will be allowed. Board agreed to proceed. No vote taken.
- Kay Shaw: New Years' fireworks debris at tool shed. Concern about placement of the fire extinguisher which is mounted next to fuel tank. President Manning indicated the company that sold extinguisher chose the mounting location. Possible maintenance concern: electrical pole serving PO, pool and several homes is crooked. President Manning will have AEP look at it. Additionally, a concern about the water hose being left in front of the water fountain on #3 – tripping hazard.
- June Davison: Concern that the chicken wire along the fence behind #8 should be replaced/repaired. President Manning indicated plans are already in place to address this.
- Darrill Burgett: Concern about poor street lighting on Blue Bonnet – maybe one light on 50th is not working consistently. President Manning will request AEP check it out. Darrill will provide pole number.
- Margie Glaesemann: Concern about speeders on Camilla and Bluebonnet. She has recommended individual residents talking to drivers.

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- Anna Hartwig: Concern about improperly working water fountains on the golf course (#3 and #10). Fountains are not cold nor powerful enough. President Manning will look into it. There are adjustments that could be made.
- Lisa Guinn: No concerns
- Nick Golden: Provided a sample of a card table bought on line. \$55 each with free shipping. Suggested purchasing 5 at each hall. Additionally, concern was expressed about the difficulty closing on a new property using the attorney recommended by the park. Vice President Venker indicated this was already being looked into. Closed on home on Bluebonnet. Suggest different attorney. Nick also suggested the garments sold by the information office be brought out on a rack to be sold at Happy Hour and HOA meetings. Vice President Venker has spoken to Pat Mulvaney about this who indicates older model clothing is sold at the Auction.
- Harry Dellinger: No concerns

Announcements:

- Arnie DeJode: Please encourage attendance at Budget Review Meeting
- Joyce Venker: Gigi is resigning from Divot. A replacement is needed.
- Mike Manning: Carole Buwalda is resigning at the end of this season as the Election/Voting Chair. We and the incoming Officers and Board should be canvassing the community to find a volunteer to be the new Election/Voting Chair. It is in our best interest to find someone soon, so they can learn from Carole's vast knowledge and experience
- Meet the Candidates: Friday, Jan. 7th 1:00 – 2:00
- Budget Review Meeting: Jan. 12th 1:00 – 2:30

Adjournment: Motion to adjourn at 11:58 am

Respectfully Submitted,

Laurie Lee