

Adobe Wells Board Meeting Minutes
9:00 A.M. Monday, March 7, 2022

Roll Call: (all present)

Officers: Joyce Venker, President; Nick Golden, Vice-President; Al Juston, Treasurer

Section I Directors: June Davisson, Jim Jeffcoat

Section II & III Directors: Lisa Guinn, Connie Harmon, Bob Trpkosh, Dennis Hahn

RV Section: Darrill Burgett, Todd Rau

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

Secretary's Report: Motion made, seconded and passed to approve the February 7, 2022 Board of Directors Meeting as read.

Treasurer's Report: Treasurer, Al Juston, provided the Treasure's Report.

General Fund:

- Total Fund Available: \$442,857
- Remaining Encumbered (Earmarked) Funds: \$124,151
- Net Operating Funds Available: \$318,706
- TYD: Income: \$313,588
- TYD Expenditure: \$83,749
- Net Income YTD: \$229,839

Activity Fund: \$108,400

Rental Property: \$10,573

Memorial Fund: \$2,719

A motion was made, seconded and passed to approve the Treasurer's Report. The report will be entered into the record.

Old Business:

1. **New Golf Chairperson** - Tammy McHaney will be the new Golf Chair beginning April 1st. The Women's chair will be Mary Higgins and the Men's chair will be Hans Medina. Gloria Raatz will be the Summer Chair. Tammy has selected her Golf Committee which consists of low, medium and high handicapped golfers.
2. **Winter and Summer Golf Liaisons** – Rick Strozyk has agreed to be the Winter Golf Liaison and Bob Gotter, the Summer Golf Liaison. If residents have any concerns about the golf course, they should contact these gentlemen who in turn will talk to Victor.
3. **Management and Maintenance of Golf Course** – At the January 3rd Board Meeting Mike Manning announced he had turned over the management and maintenance of the golf course for the remainder of his term to Victor and Rick Weisbeck. Both gentlemen have indicated a good working relationship and have agreed to continue this arrangement.
4. **Election Chairperson** – Carole Buwalda is resigning as the election/voting chairperson. Judy Seifert has volunteered to take this position.
5. **Updating Committee Chairs for 2022-2023** – Nick Golden is working to update the Committee Chairs for the 2022-2023 season. The tentative completion date is the end of March. At this point, of the 51 chairs, 3 positions (All Park Picnic, Thanksgiving Dinner and Christmas Dinner) need to be filled.
6. **Rezoning of Property on the North Side** – The McAllen Planning Commission held two meetings this winter to consider rezoning the farmland north of Adobe Wells to multi-family residential property. After taking comments from attendees, the Planning Commission voted to rezone the property.
7. **Daffodil Project Update** - To date we have received no new information on the Daffodil Project. Mike Manning and Arnie DeJoode will contact the new City Engineer and try to arrange a meeting to receive an update.

New Business:

1. **North Side Pond** – The North Side Pond has some holes in it. The United Irrigation District, from whom we receive our water for the ponds, recommended Adobe Wells work with Mr. Juan Pablo Reyes, the person who repairs their ponds. He has given us an estimate to repair four locations in the pond which includes supplies and labor (fill holes with dirt and patch with

concrete). He also used a rebar and went down 5 feet to check and see if there was any concrete at the bottom. He didn't find any concrete, noting the bottom is Bentonite clay. He recommended that it be left that way so that water isn't lost. It is estimated the job can be completed in 3-5 days. A request has been made to see if he can repair an area at the North Side Swimming Pool where some concrete has broken off. President Venker recommended that the Board ask the Homeowners to vote to approve \$3500.00 to cover these repairs. The funding would come from the Activity Fund. In comparison to the \$13,000 estimated cost of a swimming pool company completing the repairs, this is an inexpensive option. Discussion included questions of warranty and quality of work, as well as a possible need to increase requested amount to cover any unforeseen expenses so that work can be completed without further homeowner approval. President Venker will request the contract include the use of rebar or mesh in addition to the concrete. Motion amended to: Ask Homeowners to approve \$4000 to cover the repairs to the pond and perhaps the swimming pool. Motion passed.

2. **Security Cameras for Wertz Hall** – In the past Wertz Hall had four lesser quality security cameras which were not reinstalled after the renovation. An estimate from Texas Security Systems has been received to install four new cameras at Wertz Hall. The wiring is still there from the previous cameras, so the estimate includes 4 cameras, an 8 channel Recorder, Power supply, installation and 24-month warranty. A 12-month extended warranty is available for \$140. A motion made to ask the Homeowners to approve \$1500 from the Activity Fund to purchase the cameras and include the additional warranty. Discussion included purchasing additional cameras to cover all entrances (two at front door to cover packages, pool room, card room, kitchen, office, and side door to Wertz). Currently Wertz has wiring for 6 cameras. The new system would have capability for 12 cameras. Motion amended to: Spend up to \$3000 from the General Fund for 7 cameras and wiring for the extra cameras. Motion seconded and passed. New cameras will also be installed at the 19th Hole.
3. **Residents License Plate Numbers to create Data Base for Security Cameras** – With our Security Video Cameras from Texas Security Systems there is the capability of loading our residents' vehicle license plate numbers into the system. Then, if something happens in Adobe Wells, vehicles of our residents

can be automatically excluded, and a search can be made in the recordings for a vehicle that doesn't belong here. The President is asking the Directors to visit residents and ask them to fill out a form with the information and for the Directors to return the forms to either President Venker or Veronica. This should be done as soon as possible before our Winter Texans leave.

Appreciation was expressed to Linda Manning and Lou Dellinger who have graciously offered to input the information into the system. It is noted that the program generates a "black list" and a "white list" of vehicles – if residents are unwilling to provide their information, then their vehicle's license plate number would be left off the white list. Listing is optional. This list does not replace the need for stickers on residents' cars (stickers are removable with a blow dryer). It was noted a rule exists that residents are to register their guests in the office and get a pass for visitors' cars.

4. **Microphones for Wertz Hall** - One of the cordless microphones has disappeared and a replacement would not work with the current system. In researching options, it was found that many systems are not currently available due to supply chain issues. One system was found that included a \$275 discount if purchased within a short time frame. This is a Nady 8-microphone set for \$1299.99. The 8 Channel Harbinger Powered Mixer is \$449.99. Eight short XLR connecting cords were also needed as well as an estimated \$100.00 for installation. Estimated cost with taxes and free shipping was \$2100.00. The new microphone package came with a 45-day full refund policy. Previously, the Board voted to go ahead and purchase the system and a 3-year warranty from the Guitar Center. The total cost was \$1764.47. President Venker asked the Board to consider including the installation of the old system and speakers at the 19th Hole. A motion was made and seconded to ask the Homeowners to approve \$2400 from the Activity fund to reimburse the General Fund for a new microphone system. It was noted the microphones take 2 AA batteries and last for approximately 10 hours; this purchase would allow for eliminating the corded microphone which is a tripping hazard; and few of the new microphones will be stored for future needs. Additional concerns included the need for security, a locked storage box and signing out process for the key. The motion passed.

5. **Netting for Practice Tee** – Russ Garrett made a presentation requesting netting along the practice tee. It was noted beginner golfers are hesitant to use the practice tee due to fear of damaging homes aligning that area. The proposal is modelled on netting at the 10th tee. He also requested maintenance to re-stretch the netting on #10 and #15. It was noted that metal poles would last longer and may not be as expensive as wooden supports. A 12 ft x 100 ft net would cost approximately \$700 with additional expense of an installation kit of \$100. Discussion centered on the location of the netting (close to tee versus along the fence line). Volunteer labor could be used to install the netting. A concern was raised that the practice area may need to be used for golf course in light of the Daffodil Project. The Board requested a formal estimate including galvanized poles, concrete, netting, and installation kit before voting.
6. **Memorial Tables and Benches** – President Venker will be announcing the opportunity for residents to order Memorial benches and/or tables. A request was made to send suggestions to her for locations on the golf course or other Adobe Wells property where old benches might need to be replaced. Anyone interested in ordering memorials should contact President Venker.
7. **New Computer for Information Office** – A new computer is needed for the Information Office as the one in use is about 15 years old and operates using Windows 8 (Windows 11 is the current version). The cost of replacement would be approximately \$600. Because Office Expense is a line item in the General Budget, no vote is needed. The need to remove and destroy the old hard drive was noted.
8. **Sewage Lift Station Project** - On February 22, 2022, Arnie DeJoode, Mike Manning and the Adobe Wells Officers met with the McAllen Public Utilities Engineering Department Representatives to discuss the final drawings for the Lift Station Abandonment Project. They briefed us on the status of the project and the finalized, signed drawings. At the meeting, Mr. Ramirez stated that he looked at a document indicating Adobe Wells owned the Lift Station. Mike forwarded the information to Mr. Barkhurst, our lawyer for the project. Mr. Barkhurst immediately filed a Public Information Act Request to the City of McAllen to determine who owns the Lift Station. When we receive the document, we will discuss the course of action with the lawyer. Then we will

present the project to the Board to decide upon granting an easement to the City and outlining our requirements for the City to obtain the easement.

General Discussion

Director's Reports

- Todd Rau: no concerns
- Darrell Burgett: no concerns
- June Davisson: no concerns
- Jim Jeffcoat: Several residents have asked how information is shared from the park to the homeowners. Residents are welcome to attend Board or Homeowner meetings. Minutes are posted on the Adobe Wells website (password protected) and on the bulletin board outside Veronica's office but not Facebook. This information about location of the minutes could be included in the Welcome Packet.
- Connie Harmon:
 - Concern expressed about palm tree debris – is it a danger to homes or owners. The park has paid for trimming and no other action is warranted at this time.
 - A question about the handout from Iron T Welding. President Venker indicated it was a bid for the expansion of the Auction Shed from the company that built the original shed. Additional bids are being sought.
- Lisa Guinn: no concerns
- Bob Trpkosh: Residents have voiced concern about the Dance Committee's decision not to serve food but to still charge the same or more. It was noted the lack of snacks was due to CoVid concerns. Suggest residents with concerns should contact next year's Dance Committee.
- Denny Hahn: Concerns about the individual/company installing the fake grass at particular properties in light of the rule against running a business out of a residence. Current work is being done by homeowners' nephew who is exchanging the installation for a place to stay in the RV section. A letter will be sent notifying the installer that he cannot run a business out of his home or block the street during installations.

- Al Juston: A member of the group hosting the Ice Cream Social was not able to attend but asked for consideration for \$300 that will be returned to the park after money is collected during the event. Discussion included the concern that residents should not have to pay if the park is funding an activity and that any requests for funds need to be made prior to announcing an activity.

Announcements: None

Adjournment: Motion made, seconded and passed to adjourn at 10:54 am.

Respectfully Submitted,

Laurie Lee