

Adobe Wells Homeowners' Meeting Minutes
10:00 A.M. Monday, March 21, 2022

Roll Call:

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 (absent)

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

New Homeowners:

- Ed and Julie Kellen, from southern MN, purchased Tom and Pat Judge's home.
- John and Vicki Pantzke, from eastern SD, purchased from Dick Thomas.

Secretary's Report: Motion made, seconded and passed to approve the February 21, 2022 Homeowners' Meeting minutes as read.

Treasurer's Report: Treasurer, Al Juston, provided the Treasurer'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. **Updating Committee Chairs for 2022-2023** – Nick Golden is working to update the Committee Chairs for the upcoming season. At this point, of the 51 chairs, 2 positions (Thanksgiving Dinner and Christmas Dinner) still need to be filled.

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2. **Daffodil Project Update** – An attempt is being made to have a meeting with the new McAllen City Engineer, Mr. Eduardo Mendoza, to get a briefing on the status of the Daffodil Project. We want Mr. Mendoza or one of his representatives to brief the Board and answer some questions.
3. **North Vehicle Storage Area** – Adobe Wells Rules and Regulations # 29 states that storage space is available with park approval for extra vehicles, boats, trailers, motor homes, etc. These vehicles need to be correctly licensed by the respective state of the residents. Residents are asked to make sure that anything stored in the vehicle storage area is registered at the business office and is currently licensed. The Board is doing an inventory to see if vehicles are in compliance. If not, the owner will receive a 30-day notice to comply or the vehicle will be towed.
4. **New Security Cameras** - The new video surveillance cameras that were approved in the budget have been installed: license plate security camera for the 50th Street Gate and another camera at the 48th Street gate. This allows us to track vehicles when they are in the park.

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 the district's ponds. He has given us an estimate including supplies and labor to repair four locations in the pond. 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. The Board is asking the Homeowners to vote to approve up to \$4,000 from the Activity Fund to cover these repairs (pond and pool). In comparison to the \$13,000 estimated cost of a swimming pool company completing the repairs, this is an inexpensive option. The contract will request the included use of rebar or mesh in addition to the concrete.
2. **Security Cameras for Wertz Hall** – In the past Wertz Hall had four lesser quality security cameras which were not reinstalled after the renovation. The wiring is still there from the previous cameras. We would like to secure cameras from Texas Security Systems from whom we have purchased all other cameras. We are asking the Homeowners to vote to spend up to \$3000.00 from the General Fund to purchase cameras and wiring for the extra cameras. Cameras will be installed include two at the front door to cover packages, and one each for the pool room, card room, kitchen, office, and side door to Wertz Hall and also cameras at the 19th Hole. The new system would have capability for 12 cameras. The cameras have been used in the past to provide information to the McAllen Police Department.
3. **Microphones for Wertz Hall & 19th Hole** - One of our cordless microphones had disappeared and a replacement would not work with the current system leaving us with one portable microphone and the corded one. That made it very difficult for all to hear at Homeowners Meetings, Happy Hours, etc. In researching options, it was found that many systems were not currently available due to supply chain issues. One system, a Nady 8-microphone set including the mixer, was found that was available and included a \$275 discount if purchased within a short time frame. The new

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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. We are asking the Homeowners to approve \$2400 from the Activity Fund to reimburse the General Fund for the new microphone system. The old system will be installed at the 19th Hole. The new microphones take 2 AA batteries and last for approximately 10 hours. Some of the new microphones will be stored for future needs. Exterior speakers for the East side of Wertz Hall for use during outside activities such as The All-Park Picnic, Auction, etc. are being considered. Additionally, a locked storage box and a signing-out process for the key is being investigated. The new system is in use today. Appreciation was expressed to Patricia and Mel King for their help with this project and for installing it. Residents are reminded to turn the entire system off including individual microphones after use.

4. **Ballots distributed.**
5. **Residents' License Plate Numbers to create Data Base for Security Cameras** – With the Security Video Cameras currently in use, the system is able to distinguish resident vehicles from those of non-residents if residents' vehicle license plate numbers are loaded into the system. This is why Directors have been going house to house to ask residents for this information. Once loaded, if something happens in Adobe Wells, vehicles of our residents can be automatically excluded, and a search can be made for a vehicle that doesn't belong here. Appreciation is expressed to Linda Manning and Lou Dellinger who have graciously offered to input the information into the system. Many residents have already turned this information in. This list does not replace the need for stickers on the front and back of residents' cars. Residents are requested to remove stickers if the car is sold. Stickers are removeable with a hair dryer. Residents are reminded to register guests in the office and get a pass for visitors' cars (visitors for a day do not need to display a pass).
6. **Memorial Tables and Benches** – Residents interested in ordering Memorial tables or benches, are to contact President Venker. A 6-foot memorial bench with 47 characters on it is approximately \$500, in-ground anchor kit is approximately \$30, shipping approximately \$70. A hexagon table is approximately \$700. If a resident purchases a bench or table, they will have input into its placement.
7. **Update on 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 that said 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 the document is received, a discussion as to an appropriate course of action will be held with the lawyer. The project will then be presented to the Board to decide upon granting an easement to the City and outlining any requirements for the City to obtain the easement.

Announcements:

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President Venker:

- Residents are reminded to sign out in the office with Veronica before leaving Adobe Wells for the season and to give her the name of the person who is taking care of their property while they are gone. This is to include trimming, picking up fruit, taking care of flower beds, etc.
- There is a South Texas Citrus Alert. Residents with fruit trees need to have all fruit removed from the trees and any on the ground picked up prior to April 1st. This is to avoid the Mexican Fruit Fly from attacking area citrus crops.
- Appreciation expressed to an anonymous donor who donated \$500 toward fertilizer for the Golf Course.
- Appreciation expressed to Jerry and Suzie Oden who paid for the All-Park Picnic as a thank you to the park for the help and support provided during Jerry's illness.

Gigi Bailey: The last Divot of the season will be published tomorrow, and folders are needed. Carol Schindel will take over the Editor's position for the upcoming season.

Roy Williams: Easter Service, April 17th, Golf Cart Church with Holy Communion.

Skip Ruis: Next Monday is the last recycle pick up for the season.

Gene Lawrence: Summer outing in Iowa. Please sign up if interested.

John Fjelsta: Last breakfast of the season is next Saturday.

Adjournment: Motion made, seconded and passed to adjourn at 10:47.

****Ballot results:**

1. Up to \$4000 from the Activity Fund for repairs to the north pond and pool. 180 yes, 5 no
2. \$2400 from Activity Fund to reimburse the general fund for a new microphone system. 177 yes, 8 no
3. Up to \$3000 from the General Fund for new security cameras in Wertz Hall. 169 yes, 18 no

Respectfully submitted,

Laurie Lee