

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

**Call to Order**

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

**Section 1 Directors:** June Davisson, Jim Jeffcoat (absent)

**Section II-III Directors:** Lisa Guinn, Connie Harmon, Bob Trpkosh, Denny Hahn

**RV Section:** Darrill Burgett, Todd Rau

**Secretary:** Laurie Lee

**Parliamentarian:** Carole Buwalda

**Jurisprudence:** Carole Buwalda

**Comments by the President:** New Officers and Board members were introduced and welcomed. Appreciation was expressed to previous officers, President Mike Manning (6 years as either President or Vice President) and Treasurer Arnie DeJood (7 years as either President, Treasurer or Director). According to Bylaws Article 6, Section B, the retiring President is an ex-officio member of the Board, although without a vote. Therefore, Mike Manning will be present at meetings to advise as necessary. Appreciation was extended to the outgoing Directors: Harry Dellinger, Anna Hartwig, Margie Glaesemann and Kay Shaw. Also, to Nick Golden who resigned from the Board to take his position as Vice-President.

President Venker expressed her desire for the park to act in harmony as we enjoy the amenities and social activities provided. She is willing to listen to any comment, suggestion, or ideas, but decisions made will be based on what is in the best interest of the Adobe Wells community. The President's agenda is first to abide by the covenants, bylaws, and rules and regulations and to see our homeowners abide by them. Maintenance that has been set up by the previous President will continue and progress will begin on the new projects approved by the homeowners. The President will oversee the day-to-day operations of the park, and the maintenance of the entire park including the golf course. Daily communication with the maintenance supervisor as well as other employees will continue. The President expects homeowners to contact their Directors if there are problems and the Directors to report to the President.

**Secretary's Report:** A motion to accept a synopsis of the minutes of the January 17, 2022 meeting as read was made, seconded and approved.

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

General Fund:

- Total Fund Available: \$421,263
- Remaining Encumbered (Earmarked) Funds: \$124,151
- Net Operating Funds Available: \$297,112
- TYD: Income: \$266,766
- TYD Expenditure: \$56,612
- Net Income YTD: \$210,153

Activity Fund: \$62,355

Rental Property: \$7,783

Memorial Fund: \$2,629

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

### **Old Business:**

**1. Prospective Rules Changes:** A committee was established to review the current Rules and Regulations to check for any needed updates. The minor changes recommend by the committee did not change the intent of the rules, therefore, no vote from the homeowners was needed.

**2. Update on Pumping Station Project:** The Utilities Engineering Department has not yet finalized the drawings for the project. Drawings are complete but need to be signed and sealed by the Program Engineer, Mr. Marco Ramirez. Adobe Wells Officers along with Mike Manning and Arnie DeJoode are meeting this week with Mr. Ramirez and Patrick Gray, the GIS Coordinator with the McAllen Public Utility Administration. Afterward, the city will brief the Board and then the Homeowners will be briefed.

**3. Golf Course Concerns:** The yardage markers that were moved have been replaced and the Golf Committee has developed some alternatives for the Board to consider. Nick Golden and Bob Trpkosh will meet with the Golf Chair to discuss the recommended alterations, see if there are other alternatives and report back at the next Board meeting.

**4. Meeting with Welcome Home Realty:** Clarification was provided to address misconceptions concerning the realty company. Sellers can still list with the Information Office and they will open homes to allow potential buyers to tour the homes that are listed with the information Office. In order to maintain our privacy, For Sales signs in windows of homes on the market have been taken down. Also, listings of homes for sale have been removed from the Adobe Wells website. These actions force potential buyers to go through the Information Office to see if there are properties available for sale. Anyone wanting to sell their property has the option of using any realty company they desire or listing their property in the Information Office. We have been talking with Welcome Home Realty because they primarily focus on Winter Texan Parks and 55+ communities. While Welcome Home Realty can list with MLS, they have agreed not to list Adobe Wells properties on MLS. There will be a separate sheet for Welcome Home Realty listings kept in the Information Office and our office will not offer

tours of those properties. Currently we have one resident using Welcome Home Realty. A tour for realty agents is scheduled so they can become familiar with the park and its amenities. Copies of our governing documents have been provided so prospective buyers can be made aware of our Covenants, Bylaws, and Rules and Regulations. It is noted that there are only 3 criteria to purchase a home at Adobe Wells: 55+ to live in the park, passing a background check and only 2 residents per home. There are no controls on who looks or buys outside of those criteria. Residents' questions/comments focused on MLS listings, security, and the possibility of reposting homes for sale on the Adobe Wells website and password protecting it as is done with the Minutes of meetings.

### **New Business:**

1. **New Golf Chairperson:** Tammy McHaney has agreed to act as the new Golf Chair beginning April 1, 2022. The Golf Committee will consist of low, medium and high handicappers. The following people have agreed to act in the respective positions.
  - Women's Golf Chair: Mary Higgins
  - Men's Golf Chair: Hans Medina
  - Summer Golf Chair: Gloria Raatz
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 concerns about the golf course, they should contact these gentlemen who in turn will talk to Victor. Victor had input into the choosing of these individuals.
3. **Management and Maintenance of Golf Course:** At the January 3<sup>rd</sup> Board meeting, President Manning announced he had turned over the management and maintenance of the golf course for the remainder of his term to Victor and Rick Weisback. Both gentlemen have indicated a good working relationship and have agreed to continue this arrangement. Appreciation was expressed to Rick for his willingness to take on this responsibility.
4. **Rental House Management:** Jim Jeffcoat has volunteered to inspect the unit with respect to maintenance.
5. **Election Chairperson:** Carole Buwalda is resigning as the election/voting chairperson. Judy Seifert has been a teller for 8 years on the election committee and has volunteered to take this position. Appreciation was expressed to Carole for her dedication to this position.
6. **Updating Committee Chairs for 2022-2023:** Nick Golden is working to update the Committee Chairs for the upcoming season. He will be contacting current committee chairs to determine if they wish to continue and will look for volunteers to fill any vacancies. The tentative completion

date is the end of March. Twenty-one of 50 chairs have been contacted with only two indicating they did not want to continue their positions. There is a need for a new Crafts chairperson.

- 7. Rezoning of Property on the North Side:** On January 19, 2022 the McAllen Planning Commission held an open meeting to consider rezoning the farmland on the north side of Adobe Wells to multi-family residential property. After taking comments from the attendees, the Planning Commission voted to re-zone the property. There was another open meeting before the City Commissioners in February. A question was raised as to whether the sale had closed. It is felt that it is too late for Adobe Wells residents to impact the outcome of this project or the widening of Daffodil. Larry Shaw shared that in the past, residents have turned out in mass to protest other nearby developments and offer to purchase some bordering properties with no success. Some current residents attended the most recent meetings and their questions were not addressed. Mike Manning shared that we may learn more about the Daffodil Project at this week's meeting.
- 8. Daffodil Project Update:** The Daffodil widening project is continuing to progress. The city is planning to put the project out for bids in February and plans to break ground in June. While these are the City's projections, our lawyer has yet to be contacted by the city. Mike Manning and Arnie DeJoode have agreed to continue to work on the Daffodil Project and act as the points of contact with our lawyer and the City.
- 9. 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 reminded to register anything stored in the vehicle storage area in the business office and to keep licenses current and have item identified with an Adobe Wells sticker. The Board will be doing an inventory to see if vehicles are in compliance. If not, owners will receive a 30-day notice to comply or the vehicles will be towed.
- 10. New Security Cameras:** The new video surveillance cameras approved in the budget have been installed. A license plate security camera for the 50<sup>th</sup> Street gate and another camera at the 48<sup>th</sup> Street gate. This allows us to track vehicles when they are in the park. We are preparing to develop a data base of the residents' license plates thus allowing us to identify which vehicles do not belong to residents in the park.

#### **Announcements:**

- Joyce Venker:

- Gigi Bailey is resigning from editing the Divot after 12 years. Appreciation was expressed for her dedication to this project. Carol Schindel will take over beginning in November 2022.
  - In January Tim Huffman approached the park about doing a pictorial directory. The previous one was completed about 5 years ago. Nancy Stamm volunteered to be the point person for this project. Dates were agreed upon by Mr. Huffman and Nancy. On the first date in January, the photographers showed up 4 hours late forcing many appointments to be rescheduled. At the next scheduled date, the company didn't show up resulting in Adobe Wells cancelling the project. Those who have had their pictures taken will receive their free 8x10 and any purchased pictures. Appreciation was expressed to Nancy and those volunteers who helped.
  - Please sign any personal note posted on any Adobe Wells bulletin boards. Unsigned notes will be taken down.
  - Before leaving for the season, residents are reminded to sign out in the office and provide the name of the person taking care of your property (trimming, picking up fruit, etc.)
  - Irrigation backflow assemblies are due for the required annual testing completed by a contractor certified by the city of McAllen. Green Thumb Landscaping of Edinburg will do the test for \$20 (volume discount) for the one day they will be in the park for those who have registered and prepaid will Veronica. If not prepaid, they will charge \$50 to return on a different day.
- Gloria Raatz: Grandma's Bingo will be held tonight.
  - Gigi Bailey: The Divot will be out tomorrow, and folders are needed at 9:45 in the library. Residents are asked to please include their phone number and signature on any information submitted for the Divot.
  - Tina Ruis: The Auction is this week. Please bring small bills. A schedule is posted, and extras are at the door. Anyone who has items needing to be picked up tomorrow please try to touch base with us today and we will try to call others tonight.
  - Shirley Heyn: \$4000 donation will be used for food purchases over the summer.
  - Leslie Lorenzo: No potluck at the 19<sup>th</sup> Hole on Wednesday.

**Adjournment:** A motion was made, seconded and passed to adjourn the meeting at 11:01 am.

Respectfully Submitted,

Laurie Lee

