

Adobe Wells Homeowners Meeting
10:00 A.M. Monday, November 21, 2022

Call to Order

Pledge of allegiance

Moment of silence for sick and departed

Invocation provided by Roy Williams.

Introduction of Board Members and Officers:

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, Denny Hahn

RV Section: Darrill Burgett (absent), Todd Rau (absent)

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

New Homeowners:

- Ed Adams, 4913 Azalea, returning resident
- Jackie Graves, from Omaha, purchased Ed and Eileen Prier's place at 3121 Ebony Circle.
- Rudy and Eddy Young purchased 4829 Carnation from Dave and Lois Nichols.
- Eva Babik purchased 2912 North 48th from Lloyd Bratland
- Harmony Gates, from the Bay Area of CA, purchased Bill Butcher's RV lot.

Secretary Report- As there was not a quorum present for the April HOA meeting, minutes from the March 2022 HOA Meeting were read. A motion was made, seconded and passed to accept the minutes as read.

Treasurer Report:

General Fund:

Total Funds Available: \$276,968

Remaining Encumbered Fund: \$114,846

Net Operating Funds Available: \$162,122

YTD Income: \$437,336

YTD Expenditures: \$343,061

Net Income YTD: \$94,274

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Activity Fund: \$84,435

Rental Property: \$8,892

Memorial Fund: \$1,969

Motion made, seconded and passed to accept the Treasure's Report as presented.

Old Business:

1. **Daffodil Road Project** - Pres. Venker will address this issue under New Business.
2. **Bulletin Boards at Post Offices & Tee Houses** – Appreciation was expressed to Mark Werdeman and Rick Schindel who are working on the bulletin boards at the Post Offices and #1 and #17 Tee Houses. This project was started last spring and will be completed this season.
3. **Meeting on Summer Projects for golf course** – Pres. Venker had met on March 16th with Victor, Rick Weisbeck, Bob Gotter and Rick Strozyk to go over any projects or concerns for the golf course for the summer. Victor has been following the maintenance schedule that is in place. Rick Weisbeck has kept in touch with Victor and Pres. Venker. On September 23rd Victor took soil samples to Texas A & M for testing and returned to have the results interpreted. An organic fertilizer to correct any deficiencies in our soil was recommended and it is working very well. Reseeding of rye grass has been done. Due to continuing concerns about #15 tee box it will be reworked this spring. Under our previous Maintenance Supervisor, this tee box was built up using caliche clay from the pond. Water does not soak into caliche. Pres. Venker thanked Gene Brown and Larry Schuett for the work completed on the sprinklers for the golf course.
4. **Committee Chair Update** – Ray Parrott has volunteered to take over Recycling. The Christmas Dinner Chair position is still open.
5. **50th Street Gate** – Past Board of Directors have voted to close the 50th Street Gate from May 1st to October 15th. This year's Board voted to keep it the same.

New Business:

1. **Daffodil Road Project** – Adobe Wells is currently in a pending eminent domain proceeding. Three Special Commissioners have been appointed. The hearing is to take place December 14th or 15th. Our Attorney is still planning on coming to Adobe Wells to discuss legal status and strategy and also to see the scope and nature of the project and how it will affect our homeowners. He will be present at the hearing. In the way of background information:

Al Juston shared that he met the Contractor at a meeting in the spring and the contractor shared his contact information with Al. The contractor had indicated that Daffodil would only be paved once, therefore all utilities work would have to be completed prior to the paving. Therefore, the road will be in its current condition until the court proceeding are completed.

The City of McAllen has offered Adobe Wells \$20,000 for the needed land running from the entrance to the North Side to the #10 tee. This area is identified by orange wooden stakes along #9 and #1 fairways.

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Our attorney recommended we not respond to the City's offer thus triggering the eminent domain proceeding. He filed a Motion of Appearance which results in all communication going through the attorney as opposed to Adobe Wells. If Special Commissioners' offer is rejected, the case will go to trial.

Concerns from residents included safety at the golf cart crossing (gates, flashing warning signs, etc.) and a possible 4 way stop at Taylor and Daffodil to improve traffic flow. Al Juston and Pres. Venker assured homeowners that while the current drawings show a stop light similar to the current one to be installed by the city, our attorney will work to get more safety measures at that crossing. As part of the eminent domain process, the city has to "make us whole" (making it acceptable to us) with "costs to cure" (monies made available to restore the property including a safe crossing, fencing, changes to #8 green, etc.). These issues will be addressed during the trial. We will fight for everything we can get to be safe. In anticipation of the "costs to cure", appraisals have been collected which included high quality materials and items. Fencing will also be included on #10.

The Taylor Road Intersection project is a separate issue. Initially it was a City of Mission task with a timeline of 3 – 6 years since construction would begin at the Expressway. Due to that time frame, the City of McAllen took over the project. Adobe Wells has yet to receive an offer letter from City of McAllen for land affected by this project which will impact the pool pump house and maybe the pool. The four lanes on Daffodil will be painted down to two lanes just past the north side entrance. Road will be approximately 12-15 feet from the pool.

2. **North Side Sewage Lift Station Project** – At the April Board Meeting, the board voted that it was in the best interest of Adobe Wells to abandon the lift station. Patrick Gray, the GIS Coordinator for the project, spoke to Al Juston who was informed the project has been shelved. \$450,00 was budgeted for the project but the lowest bid was \$1.5 million. The city will continue to service the current lift station.
3. **Summer Projects** – The General Fund new projects were covered in the Summer Update letter to the Board and residents. Additional updates include:
 - a) Grandma's closet. Thanks was expressed to Larry Schuett and Duane Stillwell for building shelves, to Suzie Oden for being in charge of Grandma's Closet, to Sylvia Stillwell, Donna Hinz, Duane Stillwell, Larry Schuett, Al Juston and Mike Venker for cleaning out the old Grandma's closet and moving things to the new one. The old Grandma's Closet is now being used by the Beautification Committee to store items used for landscaping. Appreciation was expressed to Donna Hinz and Sylvia Stillwell for cleaning it and fixing it for that purpose.
 - b) Wertz Hall Men's Restroom should be finished in the next few days.
4. **Wertz Hall Roof** – Tadco Roofing Company has made the additional repairs to the roof that were needed. Some work was covered under warranty and some was Adobe Wells responsibility. The repairs to the stucco on the roof have also been done. We are waiting for a heavy rain to make sure there are no leaks before the ceiling tiles that were stained due to leaks are replaced.
5. **Updates Needed for Rules and Regulations** – A committee was formed to review the Rules and Regulations to see if any updates are needed. The committee will report back to the Board at the December Board meeting.

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6. **Nominating Committee Chair** – Mary Higgins has volunteered to be the Nominating Committee Chair. Members of that committee include Shirley McHaney, Tammy McHaney, Suzie Oden, Marlene Thorson and Jackie Graves. They will present the nominations for Officers and Section Directors at the December Homeowners meeting. Appreciation was expressed to these volunteers
7. **Audit Committee** – Appreciation was expressed to Hart Amlee who has volunteered to be the Chairman for the Audit Committee. Jim Stevens and Andrea Jones will round out the committee. Records for January through October have already been audited. November and December records will be completed in January and a report will be reviewed at the January annual meeting.
8. **New Fairway Mower** – The Board voted on July 15th to purchase a used Toro Fairway Mower. It was delivered on September 26th and is performing very well. Rick Weisbeck located this used machine and arranged for its delivery. The Mower was purchased with funds from our New Equipment budget line item and donations from Rick Weisbeck, Dale Gill, Leroy Beitelspacher, Gene Guin, Perry Hoffman, Jay Ritter, Steve Evans, Randy Ulmer, Steve Schmidt, Sid Meidinger, Denny Hahn, Al Dosch and Todd Rau. Dave Estes arranged a loading dock to have the mower unloaded from the 18-wheeler. Victor and Mike Venker helped with the unloading. Dave Keeling offered his race car trailer to haul the mower, but mower was too large and a flatbed tow truck was needed to bring it to Adobe Wells. Much appreciation was expressed to all these volunteers. An attempt is being made to sell the old mower.
9. **Trees for golf course** – The new trees for the golf course have been planted. These replace trees that have been lost over the last few years. Eight Crape Myrtle trees and two Jacaranda trees have been planted. Diane Carr donated one of the Jacaranda trees to replace a Jacaranda tree that was planted in memory of her parents. Sylvia Stillwell accompanied Pres. Venker to nurseries and helped pick out trees. These trees should do very well on the golf course, providing shade and beauty. Victor picked up these trees using his personal truck and his crew helped plant them. Anna Hartwig and Steve Evans donated six Oleander plants for behind the benches on #17 tee box. Donna Hinz and Sylvia Stillwell worked on landscaping through out the park and several volunteers water and help take care of the plants. Appreciation was expressed to each of these individuals.
10. **New flags for pins on the golf course** –These beautiful flags were donated by the Derby Committee, which is made up of the McHaney's, Murphy's and Strozyk's. These flags will just be used during the winter season as the summer sun and heat are very hard on flags.
11. **New signs for Park Entrances** – New bilingual entrance signs have been donated by Dan and Brenda Kafka at a \$1000 value. Appreciation expressed.

Announcements

President Venker:

- A picnic table is being donated by Diane Hansen in memory of Greg. If anyone is interested in donating a table or benches, please let Pres. Venker know immediately, as an order will be placed this week. There are different size benches and tables which can be inscribed either in memory of someone or donated by. The benches are running around \$660 and the hexagon picnic table \$1080 plus shipping. An attempt will be made to negotiate prices.
- Adobe Wells is asking residents to follow the CDC CoVid 19 Guidelines. (Stay home and isolate if you test positive except to get medical help. If, after 5 days, your symptoms have improved, and you have been fever-free, without taking any fever reducing medication for 24 hours you

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may end your isolation.) As soon as possible after identifying you are ill, please inform the Business Office and identify any Adobe Wells facilities where you have been so they can be sanitized. Please inform anyone that you have been in close contact with. There are also a lot of influenza cases going around and many of the symptoms are the same as Covid, so please get tested. If you don't feel well or are sick, please stay home. Hopefully, we can all stay healthy this winter and enjoy all of the activities.

- The Board of Directors will be passing out invoices for annual dues shortly.
- Pres. Venker has been in charge of the First Responders Program for the last 4 years but will be turning those duties over to Stacey Estes who is also a Registered Nurse. Thank you to Stacey for taking on this responsibility. Please remember to update your Red Envelope information for yourself and your pet, if you have one. The red envelopes, medical information sheets and the form for pets are available on the counter by the Information Office and also in the Business Office. For New Homeowners, the Welcome Committee should have explained the program to you. If not, please let Pres. Venker or Stacey know so the information can be shared. Adobe Wells has a lot of new Homeowners, so the Welcome Committee may not have had time to connect with everyone yet. Please change the date on the Medical Information sheet and keep the Red Envelope on your refrigerator. Both your address and lot number should be on the red envelope. Hopefully, CPR and AED classes will be available this year. They haven't been held for the last couple of years because of CoVid. AEDs are located in Wertz Hall and at the 19th Hole. Many residents have been trained to use them.
- Please drive slowly in the park. The speed limit is 15 mph on the South Side and 10 mph on the North Side. Please ask your contractors and even UPS and FedEx to obey the speed limits. We do not want any one hurt or killed.
- Friday garbage pick-up – please have it at the curb by 7 am on the day after Thanksgiving.

Stacey Estes –

- DNR (do not resuscitate orders) are different from state to state. If a resident has a DNR, they are encouraged to be sure it meets Texas requirements and is included in their Red Envelopes.
- Also list the following items on the medical information sheet due to their impact on MRIs: Pacemakers, ICD (implantable cardioverter defibrillator), Neuromodulation implants for neurochemical recording for neurological disorders, insulin pumps, cochlear implants, retinal implants, hearing aids, cardiac EKG leads, vascular guidewires, IVC (inferior vena cava filters or Greenfield filters).
- If a resident has an implant, a copy of the ID card provided by your doctor should be included in the envelope.
- On the medical information form, please also note any Mexican medications taken in place of US prescribed medicines.
- In hospital DNR is different from out of hospital DNR.

Roy Williams: Bible Study 7:43 Mondays and Golf Cart Church Sunday 10:30. Please bring an offering of food for the food pantry.

Bill Barnes – Volunteers are needed for South Side gate duty.

Leslie Lorenzo –

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- Appreciation expressed for the volunteers who helped with the blanket project for Escandon Elementary School. 107 blankets were made.
- Potluck on North Side: beginning Dec. 7. Gather at 5:30 and eat at 6:00. Bring a dish to share and a place setting.

Hex Hoechstebach – Some chair legs need new caps. Pres. Venker asked residents to set those chairs aside so new caps could be put on.

Laurie Lee

- Yoga Tuesday and Thursday mornings 7:45 at the 19th Hole.
- Chair Exercise Tuesday mornings at 8:35 at the 19th Hole.
- Please supply copies of pictures of yourself prior to age 5 for a fun activity in February.

Jerry Mead:

- Pool League organizational meeting on Sunday.
- Walkers at night please wear reflective clothing.

John Fjelsta: Saturday breakfast Dec. 3 – bring your own place setting and coffee cup.

Adjournment: At 11:29 a motion was made, seconded and passed to adjourn the meeting.

Respectfully Submitted,

Laurie Lee