

# Adobe Wells Board of Directors Meeting

## 9:00 A.M. Monday, November 7, 2022

**Closed MIC Meeting** (Audience Input Items Allowed with Time Limits on Agenda)

### Call to Order

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

**Section I Directors:** June Davisson, Jim Jeffcoat (via phone)

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

**RV Section:** Darrill Burgett (via phone), Todd Rau (absent)

**Secretary:** Laurie Lee

**Parliamentarian:** Carole Buwalda (absent)

**Jurisprudence:** Carole Buwalda (absent)

**Secretary's Report:** Motion made, seconded and passed to accept the Secretary's Report as read.

### Treasurer's 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

Activity Fund: \$84,435

Rental Property: \$8,892

Memorial Fund: \$1,969

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

### Old Business:

1. **Daffodil Road Project** – will be covered in New Business

2. **Bulletin Boards at Post Offices & Tee Houses** – Mark Werdeman and Rick Schindel offered to redo the bulletin boards at the Post Offices and #1 and #17 Tee Houses. Extra corkboard left over from the summer before was used for #1 Tee House. More corkboard was ordered but it came in too late for the project to be finished last season. The plexiglass will also be refurbished. The project will be completed this season. Appreciation expressed to Mark and Rick for taking on this project.
3. **Meeting on Summer Projects for Golf Course** – President Venker had met on March 16<sup>th</sup> with Victor, Rick Weisbeck, Bob Gotter and Rick Strozink to go over any projects or concerns for the golf course for the summer. Victor has followed the maintenance schedule that is in place. Rick Weisbeck has kept in touch with Victor and Pres. Venker. The golf course is doing very well thanks to Victor and his staff. On September 23<sup>rd</sup> Victor took soil samples to Texas A & M for testing and later returned to get the results interpreted. An organic fertilizer was recommended to correct any deficiencies in our soil. Reseeding has been done. An attempt is being made to keep the birds and ducks off of the course, as they eat much of the seed. Pres. Venker thanked Gene Brown and Larry Schuett for the work that they did on the sprinklers for the golf course. Concerns were expressed that several greens and tee boxes are not currently getting adequate water. Pres. Venker will speak with involved parties at a future time.
4. **Committee Chair Update** – Skip Ruis will not be able to continue coordinating recycling. Christmas Dinner and Crafts chairpersons are still needed.
5. **50<sup>th</sup> Street Gate** – The board has voted the last couple of years to close the 50<sup>th</sup> Street Gate from May 1<sup>st</sup> to October 15<sup>th</sup>. The Board had voted to keep it the same.

#### **New Business:**

1. **Daffodil Road Project** – Pres. Venker indicated at the update on October 24<sup>th</sup> that Adobe Wells is in a Pending Eminent Domain proceeding. Three Special Commissioners have been appointed. The hearing is tentatively scheduled for December 14<sup>th</sup> or 15<sup>th</sup>. Our Attorney is planning to come 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. Both our Attorney and the Appraiser are on top of the situation. Al Juston added that Adobe Wells has done its due diligence (estimates, plan for changes to the 8<sup>th</sup> green, etc.), and that the Attorney has filed a Motion for Appearance meaning all information now goes through the Attorney and does not come directly to Adobe Wells. Progress on the road is on hold for the time being.

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. After no response was received from Patrick Gray, the GIS Coordinator for the project, Al called him. The entire project has been shelved for now. The City had budgeted for \$450,000 yet the lowest bid was \$1.5 million. Going forward, the City has an idea how to proceed but would not share it at this point.
3. **Summer Projects** – The General Fund New Projects were covered in the Summer Update letter to the Board and residents. Appreciation was expressed to Larry Schuett and Duane Stillwell for building shelves in the new Grandma's Closet. Appreciation was also expressed to Suzie Oden for being in charge of Grandma's Closet and to those who cleaned out the old Grandma's Closet and moved things to the new one. Those people were Sylvia Stillwell, Donna Hinz, Duane Stillwell, Larry Schuett, Al Juston and Mike Venker. The old Grandma's Closet is now being used by the Beautification Committee to store items used for landscaping. Thanks were expressed to Donna Hinz and Sylvia Stillwell for cleaning and fixing it for that purpose. Additionally, the remodeling of the Men's restroom that was voted on in January has not taken place as scheduled due to unforeseen circumstances encountered by our contractor. Oscar Alvarez's bid was the only one that came in under the amount approved by the homeowners.
4. **Wertz Hall Roof** – Tadco Roofing Company has made the needed repairs to the roof. Some was warranty work, and some was at our expense. Ceiling tiles that are stained will be replaced after a heavy rain in order to be sure there are no leaks. The Board needs to discuss what should be done about the warranted yet unfixed Stucco repairs. Documents had been provided to the Board ahead of time to review before the Board meeting. Gonzalo Galvan was the contractor hired to re-stucco Wertz Hall. The work was completed June 2020. As documentation shows, Mr. Galvan provided a 10-year warranty. He would not respond to attempts to contact him nor would he honor his warranty. After receiving several estimates for the repairs, Swanson Construction Systems was chosen to do the work. We were pleased with their work. The stucco repairs cost a total of \$6441.00. Pres. Venker talked to our HOA Attorney, Tom Newton, about what recourse we had with Mr. Galvan. Several options were provided. #1: Take Mr. Galvan to small claims court, which might result in a judgement that we would most likely never collect. #2: Have the Attorney file a General Lien against the company, which would have to be honored in the unlikely event the business was ever sold. #3: Chalk it up to experience and not waste more money trying to recover what is probably not recoverable. Discussion topics included accepting the loss, previous experience with contractors not honoring warranties, the fact that approximately 20% of Mr. Galvan's monies were withheld due to the

contract not being fulfilled, and that a Certified letter requesting the warranty be honored was disregarded. A Motion was made, seconded and passed to walk away and chalk it up to experience. He has been reported to the Better Business Bureau.

5. **Updates Needed for Rules and Regulations** – Pres. Venker would like to form a committee to look into any possible updates that may need to be done. Pres. Venker asked for volunteers and a report back at the December Board Meeting. Connie Harmon volunteered to chair. June Davisson and Jim Jeffcoat volunteered to be on the committee. Pres. Venker will meet with the committee to share some concerns. Appreciation was expressed to the volunteers.
6. **Nominating Committee Chair** – Mary Higgins has volunteered to be the Nominating Committee Chair. She has asked Shirley McHaney, Tammy McHaney, Suzie Oden, Marlene Thorson and Jackie Graves to be on the committee. They will present the nominations for Officers and Section Directors at the December Homeowners' Meeting. Appreciation was expressed to these volunteers.
7. **Audit Committee** – Hart Amlee has volunteered to be the Chairman for the Audit Committee. He has asked Jim Stevens and Andrea Jones to be on the committee. Appreciation expressed.
8. **Wednesday Night Bingo Request** – Maria & Steve Spafford have requested a \$5.00 increase per week for Bingo. That would be \$25 per week to promote Bingo and increase participation. Motion: Increase \$5 per week from \$20 to \$25. Discussion: money used for prize money. Motion passed.
9. **New Fairway Mower** – The board voted on July 15<sup>th</sup> to purchase a used Toro Fairway Mower. It was delivered on September 26, 2022. It is performing very well, and compliments are being received on what a good job it is doing. Many thanks to Rick Weisbeck for finding this used machine and arranging for its delivery. The Mower was purchased with funds from our New Equipment Budget plus private donations. Many thanks to the people who donated: 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. Pres. Venker also thanked Dave Estes for arranging a loading dock to have the mower unloaded from the 18-wheeler, to Victor and Mike Venker for helping, and to Dave Keeling for offering his race car trailer to haul the mower, but mower was too big, and a flatbed tow truck was needed to bring it to Adobe Wells. Attempts are being made to sell the old mower, but it is unlikely to bring in much money.
10. **Trees for golf course** – Eight Crape Myrtle trees and two Jacaranda trees have been planted on the golf course. Thank you to Diane Carr for donating one of the Jacaranda trees which replaces a Jacaranda tree that was planted in memory of

her parents. Thank you to Sylvia Stillwell for going with Pres. Venker to nurseries and helping pick out trees. The Crape Myrtle trees were purchased for \$125 each from Dyer Nursery. The same trees were priced at \$450-\$600 at some other nurseries. These trees should do very well on the golf course, providing shade and beauty. And thank you to Victor for picking these trees up in his private vehicle and his crew for helping to plant them. Appreciation also expressed to Anna Hartwig and Steve Evans for donating 6 Oleander plants for behind the benches on #17 tee box.

11. **New flags for flagpoles on the golf course** – The new flags will be unveiled when Tammy McHaney gets here. They are donated from the Derby Memorial Fund. Thank you to McHaney's, Murphy's, and Strozyk's. These flags will only be used during the winter season since the summer sun and heat are very hard on flags. Also, thank you to Pro Image Partners for the good pricing on these flags.
12. **New signs for Park Entrances** – Appreciation was expressed to Dan and Brenda Kafka for the newly donated bilingual entrance signs, a \$1000 value. Victor should have them displayed within the next couple of days.
13. **Request for variance by Nick Golden** – This request has been withdrawn.

#### **General Discussion:**

#### **Director's Reports**

Denny Hahn: nothing to report

Bob Trpkosh:

- Several people have approached me about the pick-up truck in the RV section that has a flat tire and has been there for over 2 years. Pres. Venker has spoken to the owner and he indicates it is an issue of lack of money. It is on private property. A question arose as to whether the rules could be adjusted to address this.
- Idea for rules/regulations to address that only two cars per household can be parked in resident's driveway. While the residence is private property, it is still governed by the HOA. The association does have some authority to enforce rules. Our attorney should be able to guide us.

Lisa Guinn: nothing to report

Connie Harmon: Speeding on Carnation and 50<sup>th</sup>

Nick Golden: nothing to report

Al Juston: The Rules and Regulations can be amended by vote at a Homeowners' Meeting.

June Davisson: nothing to report

Jim Jeffcoat: nothing to report

Darrill Burgett: nothing to report

**Announcements:**

Pres. Venker: I would like to announce that Robert, one of our maintenance workers, is no longer working for us, but we have hired Hilario Hernandez. He seems to be working out well so far.

**Adjournment:** Motion to adjourn passed at 10:05

Respectfully Submitted,

Laurie Lee