

Adobe Wells Homeowners' Meeting Minutes

Monday, December 20, 2021

The meeting was called to order by President Mike Manning at 10 am.

A quorum was present

Pledge of Allegiance

Moment of silence for the sick or departed

Invocation

Introduction of the Board of Directors (BOD) members:

Officers: Mike Manning, President; Joyce Venker, Vice-President
Arnie DeJoode, Treasurer

Section 1 Directors: June Davisson, Kaye Shaw

Section II-III Directors: Harry Dellinger, Anna Hartwig, Lisa Guinn, Nick Golden

RV Section Directors: Margie Glaesemann (absent), Darrill Burgett

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

New Homeowners present?

Bill and Cindy Butcher purchased in the RV Section. They are from Michigan and NY, respectively

Secretary Report – A synopsis of the minutes of the November 15, 2021 Homeowners' Meeting was read and approved.

Treasurer Reports:

General Fund

Total Funds Available: \$240,208

Remaining Encumbered Funds: 86,651

Net Operating Funds Available: \$153,557

Total YTD Income: \$416,349 (100%)

Total YTD Expenditure: \$362,105

Net Income YTD: \$54,245

Activity Fund: \$59,812

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Rental Property Fund: \$8,216

Memorial Fund: \$2,969

The report was approved and put to file for future audit.

Old Business:

- 1. Raising Golf Fees** – The Golf Committee raised the fees for tournaments to \$3.00 and Men's, Lady's, Couples' and Friday golf to \$1.00. Hi-handicap is now \$.50
- 2. Competitive Pool with other Parks** – Adobe Wells has started holding pool competitions with other parks. Their first competition was last week, and Adobe Wells won.
- 3. COVID Rules** – No previous CoVid rules have been re-instituted as more activities are starting up. Should we have a COVID outbreak again, President Manning recommended guidance issued by Judge Cortez for Hidalgo County should be followed.
- 4. North Side Sewage Lift Station** – Pres. Manning had discussions with Mr. Patrick Gray, the Utilities Project Engineer, last week. The city is negotiating with United Irrigation to use their easement on the east side of the fence. Adobe Wells would only have to negotiate an easement on the road from the shop to the lift station and it would not affect the North Side golf course. Mr. Gray will meet with Pres. Manning in the next two weeks and will present the final plans to the BOD in January. The Daffodil Project (4 lane) will begin in February starting at Taylor Road and focusing on utility alterations on the south side of Daffodil first.

We have been in contact with the lawyer, Paul Barkhurst, who represents us in the Daffodil and Taylor Road Projects. L&G Engineering indicated that the Taylor Road project is still in phase I which goes to Business 83. Phase II goes from Business 83 to Nolana. Phase II will begin in June 2023.

Our lawyer checked with the City of McAllen concerning the Daffodil Project. The Daffodil Project should have plans by December 10 and should go out for bids by the end of December or beginning of January. It should take a couple of months to go through the bidding process and award a contract. In the meantime, McAllen is trying to fast track their acquisitions. We should expect an offer and appraisal in the next couple of weeks. Our lawyer indicated that even if we receive an initial offer just before Christmas, we will have a

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minimum of 30 days to respond. There are ways for AW to extend that response time. Project Engineer for Daffodil is willing to meet with the Board and show us the completed plans when ready. We will coordinate that meeting through our lawyer.

Pres. Manning recommended a change to our Letter of Engagement with our lawyer. The initial letter only dealt with the North side. As we do not currently know how the utilities upgrades on the South side of Daffodil will affect us, the letter was amended to have Mr. Barkhurst represent us for any negotiations on easements associated with the Daffodil and Taylor Road project. When we enter into negotiations we need to ensure that safety in crossing Daffodil is addressed. We may know how long the construction will take after plans are presented.

5. Gates – Once final plans are approved, more will be known about the 50th Street and possibly 48th Street gate changes based on the Daffodil Project. This will be at city expense.

6. Nominating Committee Update – John Westering, committee chair, provided an update on the recruited candidates to date.

Currently the following residents have agreed to run for the Board:

- President: Joyce Venker
- Vice President: Nick Golden
- Treasure: Al Juston
- Directors:
 - RV: Ellen Pannier, Todd Rau
 - Section I: Jim Jeffcoat, Greg Weekly
 - Section II & III: Denny Hahn, Connie Harmon, Pat Del Barrio, Bob Trpkosh, Gene Griffith

Today is the last day for nominations from the floor. Nominees must be present or available by phone and agree to the nomination to be added to the ballot. Pres. Manning asked for nominations.

No nominations from the floor were presented. At this time nominations for the January 10 Elections are closed. Meet the Candidate will be held January 7, 2022, from 1:00 to 2:00 p.m.

7. Covenants, Bylaws, Rules and Regulations Update – An email was sent to all homeowners stressing the need for adherence to the Covenants when selling and/or renting their lots. The Officers and Board thank the Homeowners for providing notifications of the potential sale and requesting Board permission for rental of their property as requested.

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New Business:

1. **Adobe Wells Cookbook** – Ima Cheney provided the Board with a sample of the 3-ring Adobe Wells cookbook. Originally the plan was to order 300 copies but due to a projected price increase, 400 were ordered instead. The book includes 500 recipes and will cost \$15. The cookbooks will be sold at the auction and in the information office. Money received will reimburse the Activity Fund. There is a list on the bulletin board to sign up to purchase books. There is no timeline at this point for when sales will start.

2. **Dance Committee** – In an effort to be sure all AW residents can purchase tickets for dances and to address CoVid safety, Pam Martin requested permission for January, February, and March dances to be limited to homeowners and renters, without persons outside the park attending. The Board crafted a statement to be issued to all homeowners restricting attendance to all activities by outsiders. Before we ever sent the email out, we received questions, complaints, and all levels of confusion. This resulted in an Emergency Board meeting on December 8th. The Board reached a final version addressing only dances that read “Adobe Wells dances are not open to the public. Homeowners and renters may bring their registered guests, as well as two non-registered guests to any AW sponsored dance.” To clarify, a guest spends more than 24 hours with an owner or renter, the guest needs to be registered in the office.

A committee of three Board members are reviewing current rules and regulations to determine if changes need to be made and subsequently voted on at a HOA meeting. This group will report back to the Board at the January BOD meeting.

3. **Landscaping** – The Beautification Committee requested an additional \$300 to purchase paint, clay pots and plants damaged by the frost. The committee was commended for the work completed thus far this fall. Due to the dollar amount, no vote was needed but receipts will be required for reimbursement.

4. **Christmas Parade** - Gloria Raatz requested \$300 for a Christmas golf cart parade to include 1st and 2nd place prizes for golf cart decoration as well as house/yard decorations (both North and South sides totaling 4 prizes), consisting of baskets worth \$25 for first and \$20 for second place. This to be followed by a gathering at Wertz with snacks and drinks by donation. Any leftover money would be returned to the park.

After much discussion, the Board agreed to fund both Christmas and Mardi Gras parades each season with \$300 provided for each from the Activity Fund.

5. **2022 General Budget** – Treasurer Arnie DeJoode, Vice President Joyce Venker and Pres. Manning have been working on the budget for next year. A Budget Review meeting will be held Wednesday, Jan. 12th from 1:00 – 2:30

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for homeowners to review budget proposals and ask questions. We highly recommend attendance to assist homeowners in making informed decisions on approving the budget.

ANNOUNCEMENTS – Prior to opening announcements to the floor, Pres. Manning reminded everyone to consider donating to the employees for Christmas. The last opportunity will be Thursday at Happy Hour. Donations will be split between the 6 employees. Total donation amounts vary from year to year.

Larry Shaw: Presented a question about the Daffodil project inquiring as to the feasibility of the city purchasing the farmland adjoining northern boundary so the golf course could be reworked. He indicated that in the past, residents have gone in mass to city hall with success. President Manning indicated any and all negotiations would be completed by our lawyer. Until plans are finalized we don't know how the park will be impacted.

Shirley Heyn: Offered congratulations to Donna Hinz for the cereal and fruit drive. Food will be delivered to the church on Dec. 29th. An anonymous donation of \$1,000 was also given to church.

Dot Durrance: Shoe box has been filled several times. Extended through Valentine's Day.

Gigi Bailey: The Divot will be coming out tomorrow. Folders needed at 9:45. A new Editor will be needed for next year.

Roy Williams: Golf Cart Christmas Eve service – east side of Wertz, Dec. 24th at 4:00.

Mike Manning: Please check on packages.

Joyce Venker: Red Envelope Program. Please update emergency patient information and pet sheet as needed. New Homeowners please come see Joyce. Envelopes and forms are located on the counter at the front of Wertz.

Leslie Lorenzo: Working on the Bulletin Board in Wertz. If any events or times need to be changed, let me know.

Reminder: Happy Hour on Thursday this week.

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ADJOURN MEETING – A motion was made, seconded and approved to adjourn at 10:45

Respectfully Submitted by Secretary Laurie Lee