

Adobe Wells Board of Directors Meeting 9:00 A.M. Monday, December 5, 2022

Minutes

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

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

RV Section: Darrill Burgett, Todd Rau

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

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

Treasurer's Report:

General Fund:

Total Funds Available: \$265,443

Remaining Encumbered Fund: \$114,846

Net Operating Funds Available: \$150,597

YTD Income: \$449,837

YTD Expenditures: \$372,647

Net Income YTD: \$77,189

Activity Fund: \$84,329

Rental Property: \$9,671

Memorial Fund: \$1,869

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

Old Business:

1. **Daffodil Road Project** – Will be covered in new business.
2. **North Side Sewage Lift Station Project** – No updates available.
3. **Summer Projects** – The General Fund new projects are totally completed. The Men's Restroom here in Wertz Hall is finished as well as the last few things at the 19th Hole.
4. **Wertz Hall Roof** –Another leak appeared after the last rain. Versico, who has our warranty for the roof, was contacted and will send out Tadco Roofing. Discussion occurred about getting a metal roof. Current warranty is good through 2032. The ten ACs are on the roof and every so many years roof needs to be resealed around them. These ten were put in after the hail storm in 2012. As ACs need to be replaced, perhaps they should be moved to ground level. ACs are now 10 years old and are still in good shape. ActionAire is coming this week to provide an estimate of replacement cost for budgeting purposes.
5. **Updates Needed for Rules and Regulations** – Will be discussed in New Business.
6. **Nominating Committee Update** – Chairperson Mary Higgins and committee members Shirley McHaney, Tammy McHaney, Suzie Oden, Marlene Thorson, and Jackie Graves have secured the following residents who have agreed to run for the board:
 - a. For President: Joyce Venker, Ed Adams
 - b. Vice-President: Connie Harmon
 - c. Treasurer: Dave Estes
 - d. Directors:
 - i. RV Section: Hex Hoechstebach, Melanie Campbell, Ron Seager
 - ii. Section I: Sylvia Stillwell and Gene Brown,
 - iii. Section II & III: Aileen Wills, Dee Brown, Roy Oden, and Craig Trpkosh.

Nominations will continue to be accepted until the December Homeowners' Meeting. Then at the December Homeowners' meeting, nominations can be accepted from the floor but the person being nominated has to be present to accept. The nominations will then be closed. Meet the Candidates will be held on Friday January 6th at 1:00. The election will take place on Monday January 9th.

7. **Audit Committee** –The audit committee will finish their work with November and December items in January and give their report at the January annual meeting.
8. **Wednesday Night Bingo Request** – It was voted to increase the prize money for Bingo by \$5.00 a week. Maria Spafford said this has increased participation and made it more interesting.
9. **New Fairway Mower** –The new Toro fairway mower is working very well, and compliments have been received concerning what a good job it is doing and how good the golf course looks. Residents are encouraged to compliment Victor and his staff for their hard work.
10. **Trees for golf course** – The eight Crape Myrtle trees and two Jacaranda trees that were planted on the golf course are doing well.
11. **New flags for pins on golf course** – The new flags have been installed and they look great. Victor has also ordered new cups for the greens and they will be installed shortly.
12. **New signs for Park Entrances** – Many compliments have been received concerning the new bilingual signs that have been put in place at the gates.

New Business:

- **Daffodil Road Project** – Al Juston reported that our Attorney has tentatively scheduled a Zoom meeting on December 14th. Once a date is agreed upon, an official Notice of Hearing should be sent to Adobe Wells. It has yet to be received. President Venker, Al Juston, attorneys and the three Special Commissioners will be in attendance.
- **Report from Rules and Regulation Committee**
 - a. Suggestion to add “Adobe Wells Stickers” to requirements for items stored in the AW Storage Area.

- b. Carol Buwalda shared information as to how rules changes are addressed in the covenants.
 - i. Rules or regulations cannot be more strict than the covenants.
 - ii. Fencing needs to be addressed through the building development specs not the rules and regulations.
 - iii. By Texas state law, HOAs must now allow fences. AW Fencing intent is not for security, 202.023 of Texas Code. An HOA can regulate the type of fencing that can be installed. SB1588
- c. Discussion about “reasonable amount of time” for drying items outside and barking dogs. Discussion as to whether these changes should be included.
- d. Cost of charge for visitor golf - The BOD determines the charge (not the golf committee). Discussion: should cost raise to \$5 for Locals per round limited to 2 times per month, keep \$2 per day for visitors. Motion made to raise fee to \$5 a day for any visitor to play golf. Seconded. Motion passed. The fee goes to the Activity Fund.
- e. Parking in driveways may be more restrictive as no covenants addresses this. This rule needs to be run by the attorney.
- f. Should rules address # of dogs/pets if attorney approves – number of pets is not addressed in the covenants. Agreement that 2 should be the limit. Currently if more are owned, they would be grandfathered in.
- g. Motion made and seconded to approve the rules and regulations with the changes and additions approved at the board meeting today subject to attorney approval. Motion passed. Covenant changes would need to be approved by 67% of ALL homeowners.
- h. Last covenants were written by an attorney to be sure they met legal requirements. There is concern the Board needs ammunition to enforce codes. At this point, we can charge, but if it goes unpaid, we can only put a lien on property. Charges for liens are included in the cost of paying off the lien when the property is sold. One consequence considered would be to add “lose privilege to use facilities”.
- i. BOD can add procedures for collecting fines, but these must be approved by HOA.

- j. Changes to rules and regulations and bylaws is done by majority of those present at a HOA meeting.
- **Landscaping Request** – The Landscaping Committee has received \$3000 per year and this year an anonymous donor has donated \$500. The committee has provided 27 pots and plants around the park which are tended to by volunteers. Request increase of \$1000 to cover increased cost of materials, plants, chemicals, landscaping lights, etc. Discussion:
 - a. golf course beautification (potted plants at tees) should come from maintenance.
 - b. Focusing on plants suited to this environment. Long term plan: first impression, addressing all parts of the park,
 - c. Pool: remove brick edging and replace with modern permanent edging – hoping that would come out of maintenance.
 - d. Big projects completed in December. Trees purchases – look for 6 – 8 ft. trees.
 - e. Pres. Venker has been provided a breakdown of monies spent to date.
 - f. Chickens in RV section are a concern and local homeowner should be contacted.
 - g. Chemicals/fertilizer/mulch could be covered from “maintenance of grounds/trees” budget line item. Motion: Increase landscaping budget by \$1000 for next year’s budget. Motion seconded and passed.
- **North Side Post Office** – The concrete around the North Side Post Office is in very bad shape and may be a safety hazard. Attempts are being made to obtain an estimate to put down some non-skid tile. This would be considered maintenance.
- **January Board Meeting** – The first Monday in January is January 2nd which is considered a holiday due to New Year’s falling on Sunday. Pres. Venker would like to change the Board Meeting to Tuesday January 3rd. Motion: to hold January BOD meeting on Jan. 3rd. Motion seconded and passed.
- **Draft 2023 General Budget** - Treasurer Al Juston, Veronica and Pres. Venker have been working on a draft budget. A Budget Review meeting will be held Friday January 13th from 1:00-2:30 for Homeowners to review budget proposals and ask questions. Preliminary information indicates the amount

of unencumbered funds will be less and Homeowners will need to determine their comfort level for a base amount.

Executive Session: Motion made and carried for the Board to go into executive session to discuss payroll. During the session, the Board decided on a payroll strategy in relation to budget.

Director's Reports –

- June Davisson: Written request from Roy Williams for a wheeled luggage to house the sound system for Golf Chart Church, to also be used by Line Dancing Practice. Todd Rau volunteered to donate this item.
- Todd Rau: nothing to report
- Darrill Burgett: nothing to report
- Bob Trpkosh: nothing to report
- Lisa Guinn: nothing to report
- Connie Harmon: nothing to report
- Jim Jeffcoat: nothing to report
- Denny Hahn: nothing to report

Adjournment: Motion made, seconded and passed to adjourn at 11:45 am.

Respectfully submitted,

Laurie Lee

