

Adobe Wells Board of Directors Meeting
9:00 A.M. Monday, March 6, 2023

Minutes

Call to Order

Officers: President Joyce Venker, Vice President Denny Hahn, Treasurer David Estes

Section I Directors: Jim Jeffcoat, Sylvia Stillwell

Section II-III Directors: Connie Harmon (via phone), Bob Trpkosh, Deb Strozyk, Craig Trpkosh

RV Section: Todd Rau (absent), Melanie Campbell

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

Secretary's Report: Motion made, seconded and passed to accept the minutes from the Feb. 6, 2023 Board of Directors Meeting as read.

Report by Jim Jeffcoat concerning the gas leak on the North Side: A 8630+ cubic ft per month leak has been identified. Midday Thursday the gas was turned off by Texas Gas due to a leak. A leak was located on Friday and was fixed but the gas line wouldn't pressure up indicating there was still a leak. Saturday, Jim and Larry Schuett went to each home to be sure gas was turned off. Texas Gas came back on Saturday but still was not able to pressure up. Texas Gas coming this morning to pressure up in an attempt to try to locate additional leaks using mechanical sniffers. When identified, a plumber will repair the leaks. Then Texas Gas will pressure up the lines and hopefully no more leaks will be found.

Treasurer's Report:

General Fund:

Total Funds Available: \$470,710

Remaining Encumbered Fund: \$148,596

Net Operating Funds Available: \$322,114

YTD Income: \$351,408

YTD Expenditures: \$102,177

Net Income YTD: \$249,231

Activity Fund: \$128,872

Rental Property: \$9,530

Memorial Fund: \$2,249

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David also indicated that money could be moved from LSNB to Texas Regional this week and recommended moving a minimum of \$350,000 into a Money Market currently earning 4.61% with a .5% administrative fee resulting in 4.1% interest. This money would be available within 2 days of deposit and the account would have no additional fees or penalties. Another option would be to move some money into CDs where a 3-month is paying 4.92% and a 6-month would earn between 5 – 5.1%. While the interest rate would be slightly higher, he reminded everyone that CDs funds are locked in and thus harder to get to if needed. Discussion centered on how to divide up the money between accounts. Motion: \$350,000 to Texas Regional Bank with 50% to Money Market and 50% to a 6-month CD. Motion seconded and passed.

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

A question arose about whether or not gas lines on the South Side have been checked for leaks. Plumbers and licensed gas workers had replaced the meter and have not been able to locate any leaks.

Old Business:

- 1. Rules and Regulation Changes** – It was not possible to bring the new proposed rules and regulations to the Homeowners last month for a vote because there were still some issues with them. The Adobe Wells Covenants supersede our Rules and Regulations. Copies of the updated Rules & Regs, along with a copy of a proposed ballot, was given to each Board member to read and study prior to today's meeting. Carole Buwalda, in her role as Jurisprudence, has approved these. As discussed previously, the Board cannot limit the number of vehicles stored or have them towed away. Discussion addressed concerns about:
 - Starting over on inventorying items in the storage area and requiring some type of weather proof stickers and current registration information for every item stored. Perhaps beginning this process in the summer when fewer items are in the area would provide a good start and any problems with old or impaired items could be addressed at that time. The idea was floated to require the purchase of a special tag/sticker as a requirement for storage. A question arose about liability for damage or theft if there is a charge for the sticker. This would be a question for our attorney.
 - Page 2 #15 - Wording may call into question the drying of items in one's own home.
 - Clarification requested as to the definition of "Park Management" (#16) – the entire Board is considered Park Management.

Motion to accept the Rules and Regulations and ballot as written, seconded and passed. The Rules & Regs along with the ballot will be added to the minutes.

- 2. North Side Post Office** – The North Side Post Office new concrete has been completed. The contractor, Moreno Concrete, did a very nice professional job. This is the contractor that did the clothesline at the RV Section. Appreciation expressed to Hex for negotiating with the contractor. The total cost was \$1500.00. The Board approved \$1600.00 per the email that Pres. Venker had sent out to them on February 20, 2023. The original bid came in at \$2000.00. Moreno Concrete business cards are in the Business Office.
- 3. Daffodil Road Construction** – No new information to report.

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4. **Clothesline & Fence in RV Section** – The clothesline has been fixed in the RV Section. Poles were set in new concrete and the lines were replaced. Hex Hoehstenbach and Pres. Venker met the new neighbors who paid for the repairs. As mentioned at the Homeowners' Meeting, the homeowners want to eventually replace the fence. Appreciation was expressed to Hex for all of his help with this project.

New Business:

1. Tammy McHaney-Golf Committee Request:

- a) Officially move High Handicap Golf to Monday at 9 am with the understanding they will miss one week a month to due to Homeowner's meetings. Alternate front and back monthly. Motion to accept changing High Handicap to Monday's at 9am. Motion seconded and passed.
- b) Change fee from \$.50 to \$1.00 with some money going to awards and the remainder for trophy(s) for the most improved. Motion: To increase fee from \$.50 to \$1.00 for High Handicap. Motion seconded and passed. Note: Both proposed items had been discussed with participating High Handicapped golfers.

2. **Sound Proofing of 19th Hole** - Due to the number of larger gatherings at the 19th Hole, a request had been made to investigate soundproofing options. Tiles of different shapes, colors, patterns, textures, artworks, etc. are available via Amazon for costs from \$20 to \$240 per set based on size. Tiles could be used on either the ceiling or walls using self-adhesive command strips, so they don't damage the walls. The ceilings are dry wall (not dropped ceilings where acoustic panels could be used). Most options are flame retardant. Motion: Allow up to \$800 from Activity Fund for adding soundproofing to the 19th Hole.

3. **Refrigerator for 19th Hole** – We were outbid at the auction for the refrigerator for the 19th Hole as the final bid was \$500.00. The old refrigerator at the 19th Hole is 27 years old, has rust on the front of it and a broken and missing handle. Pres. Venker suggested looking for one to match the other refrigerator purchased last summer. It cost \$659.00 on sale. It is suggested to watch for a sale and keep the price under \$800.00. Discussion: glass shelves as opposed to grated shelves. Motion: Buy a refrigerator for the 19th Hole for up to \$800. Motion seconded and passed.

4. **Southside Mailboxes** – The tag on the current mailboxes indicates Bomber Industries as the manufacturer but they no longer service equipment. There has been no success in locating companies that supply replacement parts. Guthrie Locks is being contacted to see if the mailbox door most impacted could be fixed as the pin in the hinge is broken and some adjustment to hinge is needed. Instead of buying all new boxes, it is suggested to fix the ones as they break. The cost to replace a block of 35 mailboxes is \$4,000. Motion: For the park to pay to fix the current one and possibly future ones based on cost.

5. **Updating Committee Chairs for 2023-2024** – Denny has contacted all but 17 chairs. All Park Picnic, Christmas and Thanksgiving dinner leaders have not yet been confirmed. He hopes to have it finished by the end of March.

6. **Auction Report** – The large majority of the park participated with a \$40,000+ profit. This occurred with no overall meeting and with everyone doing their part.

7. **Bob Gotter – Golf Cart Parking** – There is a lack of adequate golf cart parking at Wertz with safety concerns when carts are parked on both sides of Carnation. Propose a 11 feet x 90 feet curbed, paved and striped parking area between the palm tree and elm tree on the south side of Wertz providing 16 additional parking spaces and alleviating the congestion on Carnation. This would allow for approximately 10 feet of grass between the curb and current sidewalk with no disruption to gutters. Estimate from Badillo Paving and Construction (who has redone streets within the park) of \$11,353.75 (see attached document). An

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additional estimate has been obtained from 365 Construction for \$12,375 using a thinner layer of Hot Mix. This company has never done work at Adobe Wells. Points of discussion:

- There is concern that the proposal would violate City Code "Sec 110-48 Required Landscape Area". Motion could include stipulation that plans would meet City Ordinances.
- Concern also expressed about the difference in elevation which may require a handicapped ramp.
- Suggestion to approve amount up to a predetermined amount contingent on City Approval.
- Funding source - Encumbered Funds or Activity Fund.
- Bob is willing to contact the City to gather additional information.
- Is it best to get Homeowner approval contingent on City approval with the hope of getting the project completed this summer or wait for all details and approvals to be in had before addressing with the Homeowners? Motion: Approve up to \$15,000 out of encumbered funds contingent on City Approval for the proposal as presented by the drawing provided to the board.
- The last few years the Auction has provided \$40K+ with it all going to the Activity Fund. Could that money be distributed over various line items (Activity Fund, Encumbered funds, Equipment, etc.)?
- Take the needed money out of the Encumbered Funds for Street Repairs and during next year's budget reimburse via the Activity Fund.
- Increase the allocation to cover unexpected costs.

Amend motion to: Approve \$20,000 from the Encumbered funds contingent on City Approval for the proposal as presented by the drawing provided to the board. Motion seconded and passed.

8. **Security Cameras** – Pres. Venker suggested giving Jerry Stutzman access to our security cameras. Texas Security can download the necessary software to his phone and computer. Jerry used to do this as part of a previous job and is willing to review the data regularly. Currently, only Arnie DeJooode and Pres. Venker have this on their computers and phones. Motion: Jerry Stutzman to be given access to security system. Motion seconded and passed.
9. **Rick Weisbeck-New equipment for golf course** – Rick had presented at Happy Hour asking for donations to cover the cost of new equipment and has been encouraged instead to request funding from the Board. The request is for a used Toro Greens Mower 3100 with new 11 blade cutting reels at a cost of \$2090 and a runabout Toro Workman 2100 (cart with box on the back) for \$1045 with freight charges of \$1290 for a total of \$4425 total. Rick has connections with LL Johnson Distributing providing these opportunities for the purchasing of quality used equipment. The Greens Mower would replace the one currently being used and the verticutter would be put on the old one. The old cart that would be replaced by the Workman could be offered for Maria's use in the park. Motion: Approve \$4425 from Activity Fund to purchase the items presented by Rick. Motion seconded and passed. Rick will return donated funds to contributors. Concern: Need to increase or rework storage area for protection of the equipment. Pres. Venker indicates this will be addressed.

General Discussion:

- Pres. Venker: The new hexagon picnic table and bench have been delivered and put together. Appreciation to Diane Hansen and the anonymous donor for the picnic table and the bench,

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respectively, to Veronica's brother for the use of his loading dock, to Victor for picking them up and to Mike Manning and Mike Venker for putting them together.

Director's Reports

- Craig Trpkosh:
 - Another vehicle has been hit by a tee ball on #15. He has lined up 3 volunteers to fix the netting. Craig will oversee the repairs.
 - Light by trash area behind Wertz still needs to be fixed.
 - Fountain in the southside pond - Victor is working on getting the line fixed.
- Deb Strozyk: none
- Bob Trpkosh: none
- David Estes: David will be out of the park next week. Please contact him this week if needed. Contact Pres. Venker when he is gone.
- Denny Hahn: He is still working on committee chairs.
- Jim Jeffcoat: none
- Sylvia Stillwell: none
- Melanie:
 - A resident fell due irregularities in the asphalt near the park in the RV section. Darrill Burgett shared a fix with Pres. Venker who has addressed this with Victor.
 - Consideration for future budget discussions: The restroom in the RV section should be updated. The faucet and toilet have been fixed. Suggest a men's and women's bathrooms that are handicap accessible.

Adjournment: Motion made, seconded and passed to adjourn at 10:42

Respectfully submitted,

Laurie Lee

Recording # DM620134