

Adobe Wells Homeowners Meeting  
10:00 A.M. Monday, April 17, 2023

No Quorum therefore this will be an informational meeting only.

Information shared by the Treasurer, David Estes:

General Fund: (dollar amounts pulled from the reports provided with the agenda)

Total Funds Available: \$465,517

Remaining Encumbered Fund: \$148,596

Net Operating Funds Available: \$316,921

YTD Income: \$383,895

YTD Expenditures: \$143,314

Net Income YTD: \$240,581

Activity Fund: \$123,692

Rental Property: \$10,978

Memorial Fund: \$2,637

The end of March is 25% of the year and we are at 28% of budget. Considering several one-time expenses which have been paid (insurance, taxes, for example), being 3% overbudget is not a concern. As previously decided by the Board, \$175,000 has been invested in a 6-month CD at 5.125%, and an additional \$175,000 has been placed in a Money Market earning 4.85% as of today. There was an Activity Fund net loss for month due to end of season expenses. Clarification: Miscellaneous expense (Kotrba) refers to a house that has been in an estate hold pattern for several years. The expenses we are incurring as a HOA will be reimbursed when the estate closes.

Information shared by Pres. Venker:

1. Rules and Regulations - The changes pertaining to the rules and regs that were passed by the Homeowners have been updated into the Rules and Regulations. They have been recorded and updated to our website and will soon be emailed to each resident. The Board passed a motion that copies of the Covenants, Bylaws, Rules and Regulations and the Development Specifications will be handed out to each Homeowner when dues invoices are passed out in December. For people who come after December, Veronica will provide copies when they sign into the Park.
2. Golf Cart Parking at Wertz Hall – As Pres. Venker mentioned at the last Homeowners' meeting, this can be brought up next season for a Homeowners vote. She recommends a special meeting

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be held for Homeowners to ask questions before the topic is brought up for a vote at a Homeowners' meeting.

3. Sound Proofing of 19<sup>th</sup> Hole - Sheila and Jim Jeffcoat will be working on this during the summer.
4. Refrigerator for 19<sup>th</sup> Hole – This summer Pres. Venker will be looking for a refrigerator to match the one that was purchased last summer.
5. North Side Gas Project - Pres. Venker has talked to the Project Manager for Texas Gas Service in order to get new gas lines installed to each home on the North Side that has gas service. They have requested information from us: Site plan, utility layout, plat and meter location. The North side gas lines were installed 50 years ago. We are in the process of trying to get this information for them. Texas Gas has indicated that there probably would not be any cost to the Park. Homeowners who want gas service would have their own meter and would have to hook up to their home.
6. Daffodil Road Project – Al Juston indicated that there are no updates for the current Daffodil project with the exception that the below ground work is complete. Stage Two of the project addresses Daffodil from the middle of the North Side Entrance 137 feet toward Taylor extending in 20 ft from the existing right of way (the back of #8 Green). The City Appraiser has asked permission to access the property. Our Attorney has asked us to allow access, but for Adobe Wells Officers, Board Members or Residents not to engage with or share information or ask questions with the appraiser. The new fence will be 6 ft from the current wrought iron fence at the pool and 20 ft from the road. Al is investigating to see if there are any regulations about pools in relation to 4-lane roads. On July 28, 2022 the Adobe Wells Board met with City Engineers and were told they would provide an offer within 2 weeks. It took 2 - 2.5 years between the offer and current progress on Stage One. Taylor will be 5 lanes from the Expressway to Daffodil and then reduce to two lanes north toward Nolana. The city provides information on McAllen.net. There is a link for road projects and there will be links for both the Daffodil and Taylor Rd. projects. Information about progress is accurate but not the anticipated end dates. The Contractor has indicated that residents will always have access to get in and out of both the North and South sides of the park. Clarification that the city owns the land so there is no legal reason why there has been little progress made in the last few weeks.
7. Golf Course Maintenance – On Monday March 20<sup>th</sup>, Victor and his maintenance crew along with Rick Weisbeck and 8 other volunteers plugged, seeded, sanded and rolled all of the greens on both sides of the golf course. On Wednesday March 22<sup>nd</sup>, Denny Hahn and Pres. Venker met with Victor, Rick Weisbeck, Rick Stroyk and Bob Gotter to discuss golf course maintenance. Rick Weisbeck worked out a plan with Victor for this summer to maintain the golf course. Victor will still have to close the golf course one week at a time to work on sprinklers and trim trees.
8. 50<sup>th</sup> Street Gate – The Board had voted to keep the 50<sup>th</sup> Street gate closed. The topic will be revisited this fall.
9. Off Season Golf Events and Holiday Dinners – In response to a request, the Board voted to increase off-season golf event documented expenses to \$50.00 from \$25.00 per event and off-season Holiday dinners from \$200.00 to \$300.00. The Holiday dinners are Memorial Day,

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Fourth of July and Labor Day. This is an increase of \$450.00 per year from the Activity Fund.

Announcements

1. Pres. Venker will be out of town from Friday the 21st to Sunday the 30th. Contact David Estes, Bob Trpkosh, Jim Jeffcoat, or Sylvia Stillwell in case of emergency.
2. Leslie Lorenzo: A quilt for the Auction will be worked on over the summer. Information will be posted to Facebook as squares can be made at home. Blankets for Christmas gifts to be given to school children will be tied this summer.
3. June Davisson: Beer and pop cans can be put in the cage for recycling. Please remember pop top donations for Ronald McDonald home.