

Adobe Wells Board of Directors Meeting
9:00 A.M. Monday April 3, 2023

Minutes

Call to Order

Officers: President Joyce Venker, Vice President Denny Hahn, Treasurer David Estes (via phone)

Section I Directors: Jim Jeffcoat, Sylvia Stillwell

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

RV Section: Todd Rau (absent), Melanie Campbell

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda (absent)

Jurisprudence: Carole Buwalda (absent)

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

Treasurer's Report:

General Fund:

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: \$123,680

Rental Property: \$10,978

Memorial Fund: \$2,637

The Treasurer is investigating opportunities to move some Activity Fund money to a higher interest-bearing account. It is noted the information for the Dance line item was missing from the Activity Fund Report. A motion was made seconded and passed to accept the report as read.

Old Business:

1. **Rules and Regulations** – The Rules and Regulations changes that were passed by the Homeowners have been updated into the Rules and Regulations. Also, it was recently brought to Pres. Venker's

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attention that a person with an infection and also someone with open sores were getting into the pool. Signs are being put up at each pool that say, "Any person who has diarrhea, an infection or contagious disease that may be transmitted through water, an open cut, blister or lesion may not enter the pool". This will be added to the Swimming Pool Activity section in the Rules and Regulations. No vote is needed by the Homeowners as this is an OSHA requirement. Also, a couple of changes were required in the By-laws due to Texas Law (for example, 5 days notice for meetings is now 10 days in keeping with the law). Once these have all been recorded they will be updated on the Adobe Wells website and also emailed to each resident. Pres. Venker would like to see new copies of Covenants, Bylaws, Rules and Regulations and the Development Specifications handed out to each Homeowner along with the dues invoices in December. Homeowners who are not present in the park at that time will receive copies by mail. Every time a home is purchased, these documents are provided and new homeowners sign verifying receipt. Motion: To give each homeowner a copy of updated Covenants, By-laws, Rules and Regulations, and Development Specifications with the dues invoices. Motion seconded and passed.

2. **Sound Proofing of 19th Hole** – Panels are in hand and work will start in the next couple of weeks after seasonal activities are completed.
3. **Refrigerator for 19th Hole** – Pres. Venker will continue to work on finding a refrigerator to match the one purchased last summer.
4. **Southside Mailboxes** – Melanie Campbell reported the mailbox in question was fixed and has since broken. The Campbells have two mailboxes so one of their covers has been exchanged for the broken one. A suggestion was made to ask Dick Bergeron to look at a fix as it is very expensive to replace the entire block of mailboxes.
5. **Golf Cart Parking** – At the last Board meeting, Mike Manning, our ex-president told the Board that we did not have to have the Homeowners vote on the proposed parking spaces in front of Wertz; that the project could move forward using Encumbered Funds for the streets. He had indicated to Pres. Venker that Arnie DeJoode, previous President and Treasurer, thought it was a good idea also. Mike sent an email to Pres. Venker suggesting how to present information at the Homeowners' meeting, which is what was presented. The Board had voted to proceed with the project with the information that was provided at the Board Meeting. Pres. Venker was quite shocked at the response during the Homeowners' Meeting. As indicated at the Homeowners' Meeting this project will not be addressed this summer. Bob Gotter had already gotten the permits and scheduled the work to be done and has since had the project canceled. Possibly, it can be brought up next year and have the Homeowners vote on it. Pres. Venker recommends having a special Homeowners' Meeting before the regular meeting so that Homeowners can ask questions. Thank you to Bob Gotter for all of his time and trouble for this project.

New Business:

1. **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. Texas Gas

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Service has requested the following information: Site plan, utility layout, plat, meter locations, and easements. The North side gas lines were installed 50 years ago. At this point the requested information is unavailable. Pres. Venker will be in touch with Texas Gas Service to see what our next steps could be. The Project Manager did indicate that he did not think there would be any cost to the Park.

2. Daffodil Road Project – Al Juston reported no updates on the existing road project. Adobe Wells has received the first correspondence concerning Stage 2 from the west edge of north side entrance to the end of our property, impacting 137 ft along Daffodil and extending in 20 feet from the existing right of way. The correspondence was a questionnaire from the city appraiser addressing items like what we think the value is, access to the property, etc. Al contacted our attorney who suggested we not respond to the questionnaire but provide access to the appraisal team. Residents are reminded not to interact with surveyors/appraisers. Blue tape on the fence by the pool and the evergreen tree immediately south of the pool fence and AW sign mark the 20 ft. It is expected that the offer letter from the city will be months away. Excavation of Daffodil west of entrance will impact the new gas meter. The new fence will be 6 ft from current wrought iron fence at 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. Easement and road location are two different points. David Estes asked if we give them access can we request an appointment/scheduled time. The questionnaire addressed appointments and whether we would want a representative present during surveying/appraisal. The Attorney indicated we should not. It is noted the City will not replace the water line for the sprinklers that service the practice green and lawn north of Wertz. There is a valve that would allow Adobe Wells to tie into city water for those sprinklers. Motion: Hire a contractor to tie sprinkler system on the north side of Wertz to city water. Motion seconded and passed. Al has communicated via text with Underground, the road contractor, requesting orange safety netting behind #8 green and with Rene Gonzalez, the City Engineer, receiving no response from either. It is speculated that because we are in litigation, any request we make would have to go through the city attorney. A Satellite overlay is available of the proposed changes.
3. Committee Chair Update – Denny Hahn reported all chairs are covered except for TLC, Music Director, and Happy Hour Emcees.
4. Golf Course Maintenance –On Monday March 20th 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 22nd Denny Hahn and Pres. Venker met with Victor, Rick Weisbeck, Rick Strozyk and Bob Gotter to discuss golf course maintenance. Rick Weisbeck worked out a plan with Victor for summer golf course maintenance.
5. 50th Street Gate – Requests have been made to reopen the 50th Street Gate. It was closed some time ago due to the road construction traffic. The Board has voted for the last few years to close it on May 1st to October 15th. Motion made, seconded and passed to not to open the gate at this time.

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6. Request from Sheila Jeffcoat: Requesting an increase from \$25 per to \$50 per for 6 golf activities and an increase for meat purchased for 3 picnics (Memorial Day, July 4th, Labor Day) from \$200 to \$300. This is a total of \$450 increase. Motion: Give \$450 for golf events and meat for picnics. Motion seconded and passed.

General Discussion:

Director's Reports

Bob Trpkosh: Concerns about irrigation on south side golf course. Requesting permission for volunteers to work on the sprinklers with communication occurring with Victor. Filters on irrigation get clogged and maintenance cleans them when course is shut down, but this may not be often enough. As Summer Golf Liaison, Bob Gotter coordinate communication or act as a go-between. The Board is in agreement.

Deb Strozyk: Nothing to report.

Jim Jeffcoat: Nothing to report.

Sylvia Stillwell: Nothing to report.

Melanie Campbell: Nothing to report.

Announcements:

David Estes: Financial information for the Dance line item is under eqpt/repair/supplies/rent. If that is not the correct place, changes will be made. In the past there has been a line item for dances, but there had been issues with exporting data from Quick Book to the spreadsheet.

June Davisson: Recycling for pop and beer cans will continue this summer as last summer.

Executive Session: The Board will go into executive session in the card room.

Adjournment: Motion made, seconded and passed to adjourn the Board of Directors meeting at 10:35 am.

Respectfully submitted,

Laurie Lee

Recording #DM620136