

Adobe Wells Homeowners' Association Meeting
10:00 A.M. Monday, January 15, 2024

Minutes

Call to Order

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

Section I Directors: Jim Jeffcoat (absent), Sylvia Stillwell

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

RV Section: Todd Rau, Melanie Campbell

Secretary: Laurie Lee

Parliamentarian: Carole Buwalda

Jurisprudence: Carole Buwalda

New Homeowners

- Garry Arensdorf and Laura Schuster - 1524 Camellia
- Doug and Terra Newman - 4912 Camellia
- Mitch Ledoyen and Heather Gledhill - 5004 Bluebonnet
- Michael and Debbie Hambleton - 2704 N. 48th St.

Secretary's Report: Motion made, seconded and passed to accept the minutes from the Dec. 18, 2023, Homeowners' Association Meeting as read.

Treasurer's Report:

General Fund:

Total Funds Available: \$513,094 (Includes Daffodil Settlement)

Remaining Encumbered Fund: \$131,321

Net Operating Funds Available: \$381,773

YTD Income: \$678,573 (Includes Daffodil Settlement)

YTD Expenditures: \$414,835

Net Income YTD: \$263,737

Activity Fund: \$112,985

Rental Property: \$10,786

Memorial Fund: \$2,337

Appreciation was expressed for residents' efforts to keep costs down.

A motion was made seconded and passed to accept the report as read.

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Old Business:

1. North Side Gas Project – Pres. Venker recently signed an agreement for new North side residential gas lines to be installed by Texas Gas Service Company. New lines are needed as the current gas lines that are very old and prone to leaks. The new lines would be buried via burrowing underground along the street and any damage caused by the construction would be repaired. Residents' present gas lines will not be affected. Originally, Texas Gas indicated the project could start in January. Those living on the North Side who have gas service can call and ask for a meter to be installed to the new lines. Residents must be present to be hooked up to the new gas line. Construction will take about a month. There are approximately 60 homes that are using gas on the North Side. The phone number to contact Texas Gas is on the front of the Adobe Wells Directory.
2. North Side Lift Station – Nothing new to report. MPU is working on approvals for the project. A contract for the easement has not yet been received.
3. Daffodil Road Project – A copy of a condemnation petition filed by the City of Mission has been received. The city seeks to condemn land for work on Taylor Road. This issue has been turned over to our Eminent Domain Attorney, Paul Barkhurst. No answer is filed in condemnation cases. The next thing to happen is the scheduling of the Commissioners' Hearing, and then, if necessary, an Objection to the Award would be filed. Updated bids on the "cost to cure" items are being sought. The Taylor Rd. project is being completed by the City of Mission. At one point, McAllen took over, but now it has been handed back to Mission. In response to questions the following information was shared by Al Juston.
 - a. McAllen condemned and settled for the land from the middle of the North side entrance to the east end of the property for \$219,000 minus attorney fees we received \$152,335. The Intersection project is currently under the control of the City of Mission. In 2021, Mission offered \$120,000 for land that included 10 ft along Taylor where the storage area is located and 20 x 120 ft along Daffodil some of which overlapped with the property for which McAllen has already settled.
 - b. The intersection easement along Daffodil will go right up to pool. The new fence will be 6 feet from current wrought iron fence with 20 ft of grass between the fence and the widened road.
 - c. Monument walls will need to be replaced. The west wall will be impacted, and we will argue for new matching walls in our cost to cure proposal.
 - d. The pool pump equipment will have to be moved to immediately west of the pool prior to any settlement with Mission. Cost to cure will include the price to move/replace pump equipment.
 - e. The gas meter at road did not have to be replaced as anticipated.
 - f. Once the Daffodil project is completed, the 4 lanes will be painted down to 2 lanes at the Taylor Rd. intersection until the intersection project is completed.
4. Vending Machine for Wertz Hall – The fully stocked vending machine is in operation. The machine takes cash or credit card. It is located on the east side of Wertz outside the kitchen door. Prices are shown after the item button has been pushed.

New Business:

1. Audit Committee Report –Meghan Sullivan, the chairperson for the Audit Committee provided the following information. The audit was completed in two phases, January – November in the first phase and then December. The committee verified a sampling of checks and deposits for all accounts including the Rental II Lot 1 and North Side Utility accounts. The Memorial Fund was fully audited, the General fund at 15%, others

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at 20%. The 2023 audit found everything was in order. The committee provided a few suggestions for process tweaks, including A Trust but Verify system. Future refund or reimbursement requests from any fund must include a completed form stapled to the actual receipts and delivered to the Adobe Wells Office. Appreciation was expressed to the audit committee (Jim Stevens, Andrea Jones and Meghan Sullivan) as well as Veronica Rojas and David Estes. The report will be submitted for filing.

2. Election Results for 2024 – Congratulations was expressed to the new Officers and Directors. President Al Juston, Vice-President June Davisson, Treasurer David Estes, Section I Director Sue Edelman, Section II & III Directors Jay Ritter & Larry Schuett, and RV Section Director Ron Seager. Their terms will start February 1st. Appreciation expressed to everyone who ran for an office.
3. Thank You to Outgoing Board of Directors - The outgoing Board of Directors are Vice President Dennis Hahn, Treasurer David Estes, who has been reelected as Treasurer, Section I Director Jim Jeffcoat, Section II & III Directors Connie Harmon & Bob Trpkosh, RV Section Director Todd Rau and President Venker. According to Bylaws Article 6, Section B the retiring President is an ex-officio member of the Board, although without a vote. Therefore, Pres. Venker will be present at meetings to advise if necessary.
4. Golf Handicap Software – Tammy McHaney presented a request to the Board to purchase a new handicap software program that will include the capability to provide pairings and flights. The program which had been used by Orin Peterson was no longer supported and could not be updated. During the summer a new program was needed and since Homeowners were not present to approve the purchase, Al Juston secured an inexpensive, but labor-intensive program, that would only do handicaps, not pairing or flights for our estimated 20 tournaments. Currently approximately 300 golfers have handicaps. The Board voted to allocate up to \$2000 per year (\$6 per golfer per year) from the Activity Fund to purchase a new web-based handicap software program. Homeowners will vote on this today. GolfSoftware.com is user friendly and tech supported. It is economical compared to other programs, some of which run \$45 per golfer.
5. 2024 General Budget and Activity Fund Pre-Approval Vote will take place today. Treasurer David Estes provided detailed information at the Budget Review Meeting on Jan. 5. Highlights reviewed today include:
 - a. Interest income is estimated to be approximately \$18,000.
 - b. A 5% total payroll increase is to be distributed by the Board. It is not necessarily an across-the-board increase.
 - c. Most areas are funded at the same level as 2023.
 - d. The Contingency fund was not tapped last year and was budgeted for \$18,000. This was decreased to \$12,000 for 2024 year.
 - e. There was an anticipated \$3,800 shortfall for 2023 but finances were underbudget for the year.
 - f. The 2024 proposed budget anticipate \$14,000 income surplus for the year.
6. Vote on 2024 General Budget and Activity Fund Pre-Approval

Announcements:

Joyce Venker:

- Our employees have asked Pres. Venker to thank residents for their Christmas bonuses. They were very appreciative.
- The water in the South Side swimming pool has been cloudy, and the heater is going off and on. A professional swimming pool company was contacted. Their report indicated the need to empty the swimming pool and refill it due to the dirt from the road construction and the hardness of the water. Also, the heater for the hot tub and swimming pool is very old and needs to be replaced. The pool

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company suggested waiting until this cold weather passes before emptying/refilling as freezing weather can damage the plaster of an empty pool. Meanwhile the North Side pool will be open.

- Article 6 of our Covenants addresses when political signs can be posted in yards or on property. It limits the time signs can be on your property and size requirements and location. This also includes political bumper stickers on any vehicles. Residents recently received a packet with the Covenants, By-Laws, Rules and Regulations and Development Specifications. Please review these.

June Davisson and Bill McCoy – Putting Contests will be on Wednesday unless there is frost on the greens that morning. The times will be pushed back with the Men starting at 12:00 at Women at 3:00.

Larry Schuett – encourages all residents to turn off lights and A/C after activities.

David Estes – thanks expressed to Al Juston, Joyce Venker and Stacey Estes for covering during his absence. The next day for the neighborhood flag display is President's Day Feb. 19th. Flags will go up around Feb. 16th.

Adjournment: Motion made, seconded and passed to adjourn the Homeowners' Association Meeting at 11:09 am.

Election Results are attached. The General Budget and all Activity Fund Pre-Approval of Regular Annual Expenses were approved.

Respectfully submitted,

Laurie Lee

Recording: DM620148 in Folder E