

## Riverpark Country

### Annual Homeowner's Meeting

April 9, 2019

**Call to Order** – Meeting was called to order at 7:10 p.m. by President, Nathan Sanders. The Secretary verified that a quorum of residents was met for the meeting.

**Guest Speakers** – Two guests were in attendance and it was decided to change the order of the meeting. Constable Michael Silvio and Don Dean, Operations Manager from Commissioner Charley Riley's office spoke to residents and took questions. They addressed topics pertaining to speeding and the overweight dump trucks traveling through the community. Numerous phone calls from residents have been made to the Commissioner's office and they have increased patrolling in our neighborhood. They explained that there are some situations with the trucks that they can't ticket the driver. They can stop them for speeding violations, and this is usually done on Ruel Road, Old Hempstead Rd, and FM1488 to not block the roads in the neighborhood during the traffic stop; assured us they are being stopped and residents should continue to call when they see them speeding through. Chris Jones, Constable of Montgomery Pct 5 also was in attendance and reviewed the ongoing problems, how they are diligently working to resolve them and encouraged residents to continue to report incidents as they occur. He distributed magnetic cards with Montgomery County Pct 5 phone information to each resident. Other topics covered were the legality of dirt bikes, four wheelers and golf carts on the streets. (Golf Carts drivers are to be licensed and are legal; ATV and 4 Wheelers are not.) The area that Pct 5 covers is 822 miles of road – from FM1488 to FM 2978, SH 105. The department has been increased with 10 more constables being hired. Don Dean answered numerous questions about drainage in the community and the importance of keeping the culverts clear and open. The county is responsible for culverts along the roadway, but not between resident's properties. The county is also responsible for the stop signs, and weight limit signs. Residents on Nueces are concerned about lack of drainage on their properties – noticed after Subdivisions 3 & 4 were built. Mr. Dean did say that a drainage plan would have to have been in place and approved for the construction to begin. Residents can call County Maintenance with concerns at 281-259-6492. Nathan thanked them for coming and letting residents know what is being done in the community and that their efforts are appreciated.

**Secretary's Minutes** - The minutes of the October 9, 2018 minutes were read by Marilyn Leffler. A motion was made to approve and accept the minutes.

**VP Report** - Martha reviewed the past year's violations – Has had success with her process of first sending a letter informing resident of violation and an opportunity too correct; 2<sup>nd</sup> letter as a warning that a fine will be imposed if not taken care of and the third letter would issue the fine. Most violations were for Trash cans not being behind the front line of the home, and boats/trailers left in driveways during the off season of October through April. Roger Collins made a motion to accept the report and was seconded by Nick Rosenberg.

**Treasurer's Report** - Katrina report that the 2 accounts of the HOA have been combined into one. She presented a handout overviewing the income and expenses of the HOA for the past year. A monthly treasurer's report is posted on the Riverparkcountry2hoa.org website. She reported on getting a streetlight turned on at one of the school bus stops – The HOA currently pays for 10 streetlights. She also explained that the Board doesn't put a "lien" on properties not paying the annual dues – but these arrears are able to be collected at closing when a house is sold – so the HOA is able to recoup these monies including the accumulated late fees. Motion to accept the report was made by Ron Walker and seconded by Marc Vasquez.

**President's Report** – Nathan reported on his efforts and communications with White Oak Developers to secure the Hope Park being deeded solely to Section 2. White Oak doesn't want ownership of the Park property and is willing to sign the deed to Section 2. The glitch seems to be the availability Jerry Haley of WOD to find the deed and take care of the paperwork. Nathan has been talking with Ms. King, the office manager at White Oak. Roger Collins gave us a history of the Park and how Section 2 came to develop it and take on the expense of maintaining it. Also, it is his opinion that the drainage problem the Nueces residences are experiencing might be from the park. The Board will continue to pursue getting ownership of the Park. (Side note: Section 3 & 4 are not interested in ownership or sharing ownership of the park.)

**Hope Park Report** – Ron Walker gave his summation on refurbishment of the park. The expenses for the park included refurbishing the parking area, upgrade of the culvert, cleaning the entire park (front and back sections) and the mowing. Some vandalism has occurred, repairs were made, and reports were made to the Sheriff's Office allowing them to patrol it more often. Marc motioned to accept Ron's report and the motion was seconded by Reggie King.

**ACC Report** – Marc Vasquez reviewed the process for getting ACC approval. The form has been added and is available on the HOA website. Residents should contact him to have their new construction/changes approved before starting their projects. He will stop by, review the application and approval is usually complete in a few days. He made residents aware that the HOA has a Facebook page and several Board members are administrators, just contact them to join the FB website. Some residents also post on Neighborhood watch, but its hard to differentiate if users are referring to Section 1 or Section 2.

**Webmaster Report** – Jim Burgess reviewed the Riverparkcountry2hoa.org website. Now the HOA is the sole owner, not an individual person, making it easier to transition when a new board is elected. The Deed Restrictions, By Laws, ACC forms, Violation Forms, Treasurer Reports, Board and Resident meeting Minutes and ability to securely pay HOA dues can all be found on the website. Residents are also able to correspond with any Board Member or Officer through the email on the website. Any resident can contact Jim with suggestions if there is something they would like to see on the website.

**Year in Review** – Marc gave a report of how the Board worked to better our Community during the past year. The Board met 10 times, once each month except for September and December.

- Website was reconstructed and is now owned by the HOA
- Park was totally cleaned, repaired and refurbished. Available for all residents to use.
- Welcome packets were created and are distributed to all new residents
- Newsletters went out to residents to keep everyone informed of what was going on between the Annual and Semi-annual meetings
- The resident list was updated and is current
- The Treasurer reviewed, reconciled and updated the financial records of the HOA
- Brian Fowler was terminated as the HOA attorney and the firm of Holt & Young was hired. Jim has been communicating with the new firm and the Proposed Deed restrictions have been reviewed – suggestions to “tweak” a few things will be reviewed at the next Board meeting and then returned to the Attorney and then the document will be presented to residents. Reggie questioned the “tweaks” and Jim listed things like cleaning up the HOA name, not perusing liens for non-payments, Indemnification for Board members/Disclaimers, more detailed language about the board’s responsibilities/duties. Angela Seal motioned to accept this report; seconded by Reggie King.

**Elections** – Katrina reported on the work of the nominating committee. Letters were mailed to all residents asking interested candidates to complete the nomination form and return to her. None were received, nominations were open to the floor. Christie Fox volunteered to enter her name on the ballot. There were no other nominations and a vote was held. A total of 14 ballots were collected and counted by Angela Seal and Larry Hoffman. Christie Fox was elected and welcomed to the Board of Directors for the 2019-2020 year.

There being no further business a motion to adjourn was made by Ron Walker and seconded by Roger Collins. Nathan adjourned the meeting at 8:50p.m.

Submitted by Marilyn Leffler, Secretary