

Board Meeting Minutes

August 7, 2018

The meeting was called to order at 7:15 by Nathan Sanders, President. All members were present. The minutes of the July board meeting were read and approved.

Katrina submitted a copy of the Treasurer's report. After her reviewing the account transactions and balances it was voted to accept the report for the records. She also reported that a notarized copy of the fraudulent signature on the outstanding check has been sent to the bank. They will move forward on the process to reimburse the HOA for this fraudulently cashed item. A CPA has not yet been found to audit the books. It seems most aren't interested in handling that type of audit.

Katrina was in touch with the county representative regarding the request for a 4 way stop sign at the corner of Bandera & Maverick. We would need a majority vote from residents and then the county will determine if it is necessary to have one installed.

Jim talked about the web site – will contact tech support in the near future and see what needs to be done to get a Log In set up for online payments. He will also look into getting the deed restrictions posted.

Van has transferred to Martha old records regarding deed violations, fees and fines assessed. Martha gave an update on the complaint regarding the resident with the pet pig. Discussion followed covering the owner of the pig is a renter and not the property owner; the owner should be receiving the notifications, the owner's current address hasn't been verified. Martha is to send a copy of the deed restriction to both the renter and the owner asking they provide a record of the vaccinations, and the prescription and any paperwork deemed necessary for the Board to approve having the pig as an emotional support pet. Discussion followed regarding how the deed restrictions should read concerning the differences between "service animals", and "emotional support animals". We need clarity in the deed restrictions – emotional support should need paperwork from physician (prescription etc.) Differentiate farm animals, livestock, poultry, (disallow crowing animals, pheasants, roosters, peacocks. Van suggested we have a meeting to work on just the deed restrictions to fine tune questionable items. Katrina is to contact the attorney and see if the current "proposed" restrictions are ready for review and able to be presented to the residents for a final vote and then be filed with the county.

Ron gave an update on the park work. Still needed is a lock for controlling the lights (pavilion). He will look at the timer so that the lights don't stay on all night. There is a dusk to dawn light for the parking area. Ron hasn't heard from the sign person but will continue to work on having one made. We discussed the irrigation system and determined there is no need for it now. It was used when the new park was developed to help with the growth of the new plantings. The board also needs to look into a decision on how to maintain/upgrade the parking area. Katrina will call the county to see about repairing the culvert at the park entrance.

Van presented the hospitality packet that she has prepared. The packet will include the Chamber of Commerce website, Board Member contact postcard, copy of Deed Restrictions and Bylaws. They will be delivered to the new residents.

If a special meeting is to be held concerning the deed restrictions, the secretary would need to send a 10 Day notice to residents. At present the next regular HOA meeting will be the 2nd Tuesday of October (October 9th, 2018)

Board members are to submit suggestions for yard of the month to Marc. We will have a vote of members to determine the winner. The award will be a \$25 gift card to a local business of the residents' choice. There being no further business, the meeting adjourned at 8:45.

Marilyn Leffler, Secretary