



**DATE:** Thursday February 10, 2022

**TIME:** 7:00 pm

**LOCATION:** Kroger's Meeting Room

## HOMEOWNERS ANNUAL

## MEETING MINUTES

### Call to Order

- James Liles called the meeting to order at 7:05 pm. It was determined a quorum was in attendance. Motion was made and seconded to begin the meeting.
- Six Board Members and nineteen homeowners were in attendance. Attendance sheet was signed and filed with the secretary.
- The meeting agenda was distributed, and the meeting proceeded.

James Liles introduced all board members to the attendees and their respective roles.

The 2021 Annual Meeting was deferred due to Covid restrictions, so the 2021 Annual Board of Directors meeting minutes was reviewed to inform homeowners of issues considered and/or addressed. James Liles provided context and disposition on security cameras, 3<sup>rd</sup> party HOA management and status of trash contract.

LaShonda Solomon, Treasurer, presented the annual Treasurer's report. The 2021 actuals and 2022 approved budget was presented. James Liles discussed the need for the capital/reserve fund and the exposure we face on the repairs to the front subdivision wall. Long-time resident, Lloyd Otteman, was asked to advise the homeowners of the wall repairs over the years as he was involved in the contracting and overseeing the reinforcement efforts. He also advised the underlying issues which might result at some point in the need for major expenditures.

Webmaster Chris Noellert reported that the website has only 2% usage, which is extremely low. The updating of the website and making this more user friendly is in progress.

Antony DeSilva reported that the ACC was very active last year with residence doing upgrades and upkeep. No major issues had to be addressed.

The annual fall picnic which had been deferred the last couple of years due to Covid was discussed and it was decided we would look into planning a late summer or early fall event which is already included in the 2022

budget. This event was held in the past as a way to have all the neighborhood residents get reacquaint and new residents to be introduced to the community.

Robert Heming introduced Kevin Atkinson, president of Texas Pride. Kevin explained the challenges of the last 18-24 months with labor issues due to Covid as well as the massive cleanup from the February 2021 freeze. He acknowledged the service has not been up to their standards and the frustrations of homeowners. They are initiating a new route optimization which should be up and running shortly. The company has put a freeze on taking on new residential contracts and the new CDC guidelines has help ease up on labor issues. He also notified residence that they have a service update notification site which anyone can register to get email notification if their route has delays or service issues. This information will be made available to the homeowners so they can register if desired.

Robert Heming also covered a review of our deed restrictions and by-laws. He reviewed the last effort and some of the timing constraints embedded in the documents. We will continue to update the homeowners as this effort goes forward. Dennis Porter advised we will have legal review and assistance as we go forward on this project.

Other business includes reporting of streetlight outages and drain/road maintenance. Devra Heming advised how she was able to contact the county and put in a work order for a drain repair. She will share this information so that we can disseminate to homeowners. Reporting of street light outages information will also be redistributed to the residents.

James Liles thanked the homeowners for their discussions and support.

Motion was made and seconded to adjourn.

Meeting Adjourned at 8:15 pm.