

**ARBORS IMPROVEMENT ASSOCIATION
Annual Meeting**

Saturday, August 17, 2013, 9:00am
United Methodist Church Fellowship Hall
216 W. Third Street, Elgin, TX

THESE MEETING MINUTES ARE NOT OFFICIAL AND SHOULD BE CONSIDERED INFORMATIONAL NOTES ONLY UNTIL SUCH TIME THEY ARE APPROVED AT THE NEXT ANNUAL BOARD MEETING.

9:00am - Residents Sign-in – Pioneer Property Management

9:30am - Call to Order

Welcome & Introductions – Tom Henderson, AIA President

Proof of Notice – Proof of notice verified by Pioneer Property Mgmt. Pres. Paul Meisler

Verification of Quorum – Quorum verified by Pioneer Property Mgmt. Pres. Paul Meisler

Approve Minutes of August 2012 Meeting – Minutes of Aug 2012 meeting are approved.

I. Introductions: AIA Pres. Tom Henderson

County Commissioner Precinct 4 - Bubba Snowden

II. Presentation: County Judge Paul Pape

- The main duties of the county judge are to serve as presiding officer of the County Commissioners' court, judge of the county court, and budgeting officer of the county.
- Currently working on the Bastrop County budget, with 3 objectives:
 1. fund an county employee salary increase – which has not occurred for several years.
 2. encourage economic development – as “roof tops” (houses) actually cost the county to govern whereas commercial development generates more revenue than consumed
 3. lower property tax rate - which was increased \$0.2 per 100 after the \$200 million reduction in taxable property due to the Bastrop Complex fire.
- Q&A followed.

III. Presidents Report: Tom Henderson

- The annual meeting is the only meeting actually required by our CC&R's (the deed restrictions). However, in addition to this meeting, this board holds regular quarterly meetings for residents in order to give out financial updates and other community information.
- General meetings were held on a monthly basis but attendance dwindled; meetings are now held on quarterly basis. Notice for all meetings are posted both on the Arbors Face Book page and sent out via mass email as well. Minutes of all meetings are posted on the Arbors web site.
- A prime function of any homeowners association is to preserve the value of the resident's investments. To this end, our community has enforced the deed restrictions that are part of the agreements everyone is required to sign when they purchase property in this subdivision.
- As a reminder for newcomers to our community, our CC&R's, By-Laws, Board Approved Policies, and construction requirements can all be found on the Arbors Web Site. There are no “secret” rules...it's all published. If you have any concerns or questions, the Board members with their email addresses are also listed.
- Volunteerism is what has made the difference in our community. Residents willing to donate their time and expertise to maintain the Arbors common property has been instrumental in keeping the homeowners fees at the same level for the last 11 years.
- Please sign up for our various committees; the sign-up sheets are in the back of the room.

IV Management Report Paul Meisler, Pioneer Property Management

- Of the ~100 properties managed by Pioneer, the Arbors ranks near the top due to it's unique culture of volunteerism.

- The Arbors financials are in good shape and expenditures are on budget. Be aware that all monies are collected at the beginning of the year, and must cover all expenses during that year. By year end, the income dues number will dwindle to the actual budget number, with perhaps a \$5k surplus. This surplus will be deposited into the Road Fund to be saved for the time that Arbors roads need to be resurfaced. Currently that is about 10 years out.
- Review of line items on the Income Statement for the 7 months prior to July 31, 2013

V Committee Reports

A. ACC – Ray Crites (retiring from committee chair)

- Chair thanked all committee members, and those that supplied special help.
- 24 new projects: 6 homes with 3 started in the last 3 months.
- The past year saw several submissions for fences, pools, and outbuildings.
- The ACC meets as needed; the CC&R's require action within 30 days of a submission; the committee seldom goes beyond 10 days to reply. Much is done via email.

B. Maintenance Committee – Ed Waley

- Thanked all the members of the committee that helped this year. The MC did several projects throughout the year:
 - All street signs have been refurbished
 - Road crack sealing
 - Erosion remediation
 - Park septic system repaired; new security lights; replaced dead tree in front
 - South Gate painted (by a resident volunteer)
 - Repaired perimeter white fence along hwy 95 (by resident volunteers)
- The MC distributes gate remotes; if you are in need of one, they are available for \$15 each (cost). Go to <http://www.arborsia.org/maintenance.html> and click on Gate Remotes.
- The MC is always looking for volunteers. In particular, when the weather cools there will be a work party instituted to help remediate some erosion spots on the Arbors ROW and repair some more of the white rail fencing.
- The Sign-up sheet for the MC is in the back of the room.

C. Welcome and Social Committee – no report.

Linda Martin, resident volunteer, delivered 8 Welcome Bags to new residents since the last annual meeting.

VI Election of Board: 1 positions (a 2 year term) is open for election for this next Board year. The incumbent, Karen Wilkerson has announced intention to seek re-election to this position.

A. Request for nominations from the floor (Paul Meisler, Pioneer Property Management):

1. Nomination from the floor: none
2. No nominations from the floor. Motion to close nominations; motion seconded.

B. Presentation by the candidates: waived

C. Motion from the floor to choose the candidates by Acclimation; Seconded. No paper votes needed.

E. Results: Karen Wilkerson has been re-elected for a 2 year term to the Board for 2013-15.

VII Homeowner Open Forum:

Discussion concerning the closing of the South Gate during daylight hours.

VIII. Motion to Adjourn 10:45 am

Motion – Karen Wilkerson
Seconded - Dan Mowrey