

ARBORS IMPROVEMENT ASSOCIATION MEETING NOTES
SATURDAY, AUGUST 20, 2005
10:00 A.M.-12:00 P.M.
Family Worship Center
2418 FM 1704, ELGIN, TEXAS

- I. **Call to Order**
- II. **Verification of Quorum**
- III. **Proof of Notice**
- IV. **President introduced Board and welcomed all owners to meeting;** noted that one board member was unable to attend (John Schnell) due to a family emergency.
- V. **Review of Minutes from 2004**

Minutes approved with correction to spelling error: " affected Arbors residents" should read "effected Arbors residents". Motion to approve minutes/seconded and passed.
- VI. **President's Report**
 - a. Reviewed current term status of board members: Tom Henderson and Kathy Kuliogowski will start the second year of a two year term; John Schnell's position will need to be filled.
 - b. Commented that a home is the largest, most important investment the majority of Americans will make in their lifetimes. Keeping the value of that home intact takes the effort of the entire community.
 - c. Urged all members to contribute their time and expertise to committees and help with projects that are for the betterment of the Arbors.
 - d. Reminded the membership that the Board of a homeowners association has a very specific duty: protect the investment of it's members. Everything it does, every action it takes, must meet that test.
 - e. Asked those present to remember the importance of such involvements and commitments when electing members to the AIA Board.
- VII. **Committee Reports**
 - a. **Welcome Committee** reported on its activity. In addition to helping new owners and new residents feel like a part of the community, the 12 member committee has events during the year to bring the neighborhood closer: Fall Fest, Santa-in-the-Park, Xmas Liting Contest, Valentines Day Adult party, Mayday flower delivery, Neighbors Nite Out, July 4th Park Party, Community Garage Sale, Yard-of-the-Month. The Committee also puts out the sign boards announcing monthly meetings, and updates the BB at the Park.

The web site was maintained in a timely manner. To date there have been 2430 visitors to our community web site since it was started 18 months ago.
 - b. **Maintenance/Security** had a busy year, highlighted by the repair work required as a result of this past springs heavy rain storms. Some of the highlights of this past years activities are: Clean up at the park, easement erosion repair, gate rennovation, water meter replacement, hydrant identification and reflective markers. All these projects required expenditures on the part of the Association; however, with the generous help of residents, the largest expenditure, the easement erosion repair, was kept to a minimum. The MC would like to commend all those residents to gave so freely of their time and efforts.
 - c. **Newsletter Committee** produced 4 newsletters this year with a new feature: color photos of certain events. Also added is a new column to recognise the achievements of resident children,
 - d. **Community Awareness** monitored the community and reported on any political issues that affected Arbors residents.
 - e. **ACC** reported on the approvals and activity from the year past. The committee is very active and reviews all incoming plans for new construction, additions or modifications to a home. They also

review all deed restriction violations observed by management before violations are sent out to owners. New activities for the year included the development of a "Community Protection Plan and Compliance Agreement" clarifying the requirements and expectations of builders and owners in the community.

Current stats (per K. Kuliogowski)

There are 260 total lots in this community: 52 lots are undeveloped; 119 have homes; 9 residents own lots next door; 3 residents own other lots in other parts of the Arbors.

43 lots are still in Sabine's name (24 lots avail for sale);

18 lots for sale by realtors; 7 lots for sale by owner; 2 residences for sale by owner; 8 residences for sale by realtor. 2 homes currently under construction.

VIII. Management Report

- a. Very active year with regular meetings. Paul Meisler listed the activities of a management company, in particular those Pioneer performs for the Arbors.
- b. Comments about deed restriction enforcement and new policies that help clarify CC&Rs.
- c. Some owners are being sued for past dues, with several properties now going to foreclosure. All these properties are undeveloped lots, with most being several years past due on Homeowners fees and taxes.
- d. Personnel changes have been made at Pioneer to address several outstanding resident complaints about non-responsiveness.

IX. Review Financial Information- Balance Sheet as of July 31, 2005

- a. Net Income \$30,701.69
- b. Dues Receivable \$9267.41 (as compared to last year's \$12,203)
- c. Year to date actual expenses are running somewhat higher than budgeted due to the extra expenditures incurred as a result of storm damage, erosion control, and gate renovation. It is expected that the Arbors will end the year in the black however, as the financial year still has several months to go.

X. Goals for next AIA year:

Board goals are to maximize homeowner attendance at regular Board meetings and to expand committee membership; New gate controls and a vision for the time when the community will be built out enough to close the gates during the day.

XI. Election of Board

- a. The slate was introduced and floor nominations were taken for the one 2yr position available on the board. The candidates were: John Schnell and Bill Silva (nominated from the floor)
- b. Anita Schnell read a prepared statement for John, who was unable to attend due to an serious illness in the family. Bill Silva spoke briefly on his background qualifications and his position that the board needs to provide guidance to the community and consider the needs of the property owners.
- c. Votes were cast by secret ballot; results were: John Schnell for another 2 year term. (K. Kuliogowski and T. Henderson are serving the second of their 2 year terms.)

XII. Homeowner Forum

- a. W. Franks: questioned Pioneer mgmt on the financial statement numbers and were these on a cash basis; are the financials audited by an outside auditor?

Paul Meisler responded the AIA is a non-profit org; everything goes to a cash basis on 12/31/05. K. Kuliogowski also responded that she has an accounting work background; an outside audit is not mandated and she reviews the financials every month.

- b. Gate opener not working; where does one get a new one?

The MC has a quantity of new gate openers available at cost. Sabine gives out gate openers to new lot owners, but often in a resale of an existing home, new owners do not receive their openers. Please contact John Redmon of the MC.

- c. Is there an emergency contact for outsiders needing to get into the Arbors?

There are plans for future expansion of the gate entry system which could include telephone contact. Until that time, it is suggested that those needing to give out an emergency entry number to use the same one that is currently used by EMS: 0911

d. Gate opener will open the Main entry gate by not the South entry gate.

The new South entry gate has been programmed to accept all existing codes; please reprogram your opener to the new gate if it's not functioning correctly.

e. Will the entry gates be permanently closed at some point?

Not until all lots are sold; sellers require that potential buyers have access to the Arbors.

f. Has a budget been set up for a road fund to address the need for future road repairs?

Yes. This fund was set up two boards ago and has accumulated funds; however, it is some of these funds that are being tapped to improve the entry gates, now...while the roads are still in very good condition.

g. There was a lot of erosion repair done, but there are other areas that could develop in serious problems if not addressed soon.

The MC has noted all the erosion areas in the Arbors and has prioritized these. The ones addressed this summer/spring were the areas in most need of repair, some already impacting the roadbed. The MC will continue to repair the smaller areas as materials were purchased with that in mind.

h. Will upgrading the Main gates cost as much as the South gate renovation?

No. In addition to the cost of the gates themselves, the South entry expenditures also included new brick columns, extra fencing, and lights. The Main gate expenditure will primarily be for the gates only, replacing them with commercial, heavy duty types.

i. There used to be bus service running up and down Hwy 95. Suggest this issue be addressed to see if that service can be re-installed.

Good idea. The board requests the forum contributor to check this out.

j. Questions on lots going to foreclosure..

There will be 1 to 3 lots in foreclosure, probably sometime in October. Availability will depend on the response to the notices as some lot owners may find a way to forestall that action by paying up. Also, some lots are not free of other liens, which the buyer will have to pay in addition to the Arbors lien. The AIA does not pay attorney fees for these actions as this is something that Pioneer provides as part of the management services.

Adjournment