

## **ARBORS IMPROVEMENT ASSOCIATION**

### **Annual Meeting**

Saturday, August 20, 2016, 9:00am  
United Methodist Church Fellowship Hall  
216 W. Third Street, Elgin, TX

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

**9:30am - Call to Order**

**Welcome & Introductions** – Tom Henderson, AIA President (Dan Mowrey was absent due to recent surgery)

**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 2015 Meeting** – Motion: Tom Henderson; Seconded: Karen Wilkerson  
Meeting minutes are approved.

**I. Introductions:** AIA Pres. Tom Henderson introduced the Board and guest speakers, County Commissioner Precinct 4 Bubba Snowden, and Bastrop Judge Paul Pape.

**II. Presentations by:**

- County Commissioner Precinct 4 - Bubba Snowden
- Bastrop County Judge Paul Pape

**III. Board Report:**

Tom Henderson:

- The annual meeting is the only meeting required by the CC&R's.
- Thanks to all the residents who have volunteered to help with maintenance items.
- Description of the various committees

**IV Management Report Paul Meisler, Pioneer Property Management**

- This January will see the first increase in the homeowner dues in 14 yrs, since the AIA took over from Sabine, the subdivision Developer. Volunteerism in this community has aided in keeping the dues at the same level for those many years. Every other property handled by Pioneer has had dues increases, some a percentage increase on an annual basis.
- The Arbors financials are in good shape and expenditures are on budget. Monies are collected at the beginning of the year, and must cover all expenses during that year. As the year progresses the income number will dwindle to the actual budget number.
- Any surplus funds at year end 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, but when resurfacing is required it will likely cost several hundred thousand dollars.
- Review of line items on the Income Statement as of June 30, 2016

**V Committee Reports**

**A. Welcome & Social Committee – Lisa Parker (for Jo Cohen, Chair)**

- **Welcome bags:** 12 bags delivered so far this year. 9 new residents moved into existing homes; 3 moved into new construction.
- **Past Events:**
  - Annual Valentine's Party hosted by Duane Weber & Ann White.
  - July 4<sup>th</sup> Community event at the park. Parade, hotdogs, and Amy's Ice Cream Truck. (Amy's served 130 sundaes that day!)
- **Next Events:**
  - National Neighborhood Night Out at the Park, Tuesday, Oct 4 from 6:30pm to 8:00pm.
  - Fall Community-wide Garage Sale; more info to follow.
  - Chili Cook-off: in the planning state; more info to follow.

- Annual Santa-in-the-Park: Saturday, Dec 10. (Rhonda Farmer will facilitate this event; more info to follow)

**B. ACC – Larry Martin (committee chair)**

- Chair thanked all committee members, and those that supplied special help.
- Since August 2015 there have been 14 new houses built.
- The ACC approved 17 non-house construction projects (fences, pools, driveways, outbuildings, etc.)
- Currently there are:
  - 260 residential lots in the Arbors (excludes the park)
  - 61 undeveloped lots, where 18 property owners own more than one lot
  - 8 lots are under new house construction; 3 are spec homes
  - No foreclosed properties; all properties are owned; none are under developer control.

NOTE: 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. Most is done via email.

**C. Maintenance Committee – Report by Jim Young**

- Thanked all the residents that helped this year, and asked anyone with expertise or time to volunteer to help on small maintenance items.
- Introduced residents who have helped with gate cameras and maintenance issues this year: Jim Young, Grant Kanies, Ed Waley
- Listed the MC projects completed this past Board year.

**VI Election of Board:** 2 positions (2 year terms) are open for election for this next Board year. The incumbents Tom Henderson and Dan Mowrey had announced her intention to seek re-election to these positions.

**A. Request for nominations from the floor** (Tom Henderson, Pres Board):

- Nominations sent to Pioneer: none
- Nomination from the floor: none
- Motion to close nominations; motion seconded.

**B. Motion from the floor to choose the candidates by Acclimation;** Seconded. ( No paper votes needed.)

**C. Results:** The incumbents have been re-elected for a 2 year term to the Board for 2016-18.

**VII Homeowner Open Forum discussions.**

- Discussion concerning feral hogs: *It is a State wide problem with no real solution. For homeowners fences are the only real deterrent as shooting of firearms in a subdivision is prohibited as per county law. (Using a grub killer on lawns has reportedly been effective.)*
- Question about gate cameras and street light costs: *Camera costs include monthly TWC fee for internet access and recordings. Maintenance is done by resident volunteers. Arbors street lights belong to Bluebonnet Elec. which charges about \$14 per month, per light. Bluebonnet is slowly changing all the lights to LEDs.*
- Question about washouts: erosion in the common areas is the responsibility of the AIA; those on private property are the responsibility of the property owner.
- Concern: *There is a pavement dip in the road on Arbors. This is being monitored by the MC; action will be taken if there is evidence of further movement.*

**VIII. Motion to Adjourn 10:40 am**

Motion – Tom Henderson

Seconded – Karen Wilkerson