

**ARBORS IMPROVEMENT ASSOCIATION**  
**Annual Meeting**

Saturday, August 22, 2009, 9:00am  
United Methodist Church Fellowship Hall  
216 W. Third Street, Elgin, TX

**Agenda**

**9:00am**

**Residents Sign-in – Pioneer Property Management**

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

**Welcome & Introductions** – Karen Wilkerson, AIA President

**Proof of Notice – Paul Meisler** – Proof of notice is verified by Pioneer

**Verification of Quorum – Paul Meisler** – Quorum is verified by Pioneer

**Approve Minutes of August 2008 Meeting** – Motion to approve: Dan Mowrey; Motion seconded: Tom Henderson; Minutes of Aug 2008 meeting are approved

**I. President's Report – Karen Wilkerson, AIA President**

- Overall the status of our community is great!
- Steady growth since 2005, when there were 119 homes and 43 developer lots; in 2009 there are 160 homes with 4 in various stages of construction, and only 7 developer lots left for sale.
- Increased traffic on SH95 and growth in Bastrop has helped the Arbors grow.
- The median house value in Bastrop county is \$130K, up from \$128K last year.
- We value volunteers, embrace change, and know our neighbors
- Thanks to the Board and all the volunteers that make this community

**II. Management Report – Paul Meisler, Pioneer Property Management**

**A.** The Arbors is in good financial shape with a budget on target for year end.

Continue to collect dues; those that have not paid by now will now be facing legal action in small claims court.

This community is unique in that its members are so involved. Many such communities have no one step up to neither run for board positions nor volunteer on committees, especially not after over 10 years of existence. Such activity creates an attractive place for people to live, and adds value to the subdivision.

**B. (From the AIA Balance Sheet dated July 31, 2009)**

Current Assets – cash: \$4922.26; MMF: 77,801.42 (Road Repair Fund); Dues receivable: 8213.33  
Accts payable: \$456.00; Insurance: 2381.52; dues collected in advance: 4424.25

**III. Committee Reports**

**A. ACC – Randal Wilkerson**

1. Chair recognized all committee members, those that supplied special help.
2. A slower year than last but still we approved 6 new homes, 4 pools, several storage buildings, and numerous fences.
3. The ACC has been successful in improving relations with builders and have excellent compliance.
4. 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.
5. Reminder that if you are planning on a building project when the weather turns cooler, you can submit your plan now. You have 6 months to start your project.
6. The map at the back of the room gives a visual of the number of homes in the Arbors.
7. Submissions for permits may be made to Pioneer or directly to Randal Wilkerson at the email address shown on the Arbors web site.

**B. Welcome Committee – Kathy Mowrey**

1. Chair recognized all committee members;
2. Events review given for 2008-09: 7 Welcome Bags delivered since last August to families new to the Arbors; Yard of the Month for August is Pat & Susie Anderson at 110 Spanish Trail.
3. Reminder that K. Mowrey is stepping down and Lily Wright, with the help of Sharon Lakings, has agreed to take over as committee Chair for this next Board year.
4. Brief recap of the Arbors website, forum and directory, which activities fall under the WSC. Reminder to update emails for the directory by signing the sheet in the back of the room.

5. Thanks to all who helped this past board year and an appeal for more volunteers.

**C. Maintenance Committee – Bob Reading**

1. Several repair projects completed the past 6 months
2. Gate opening mechanism maintenance was required a few times during the year; primary problem some residents are having is the magnetic sensor not picking up smaller cars.
3. Quick overview of how the gate sensors work; reminder to stay to the right of the road when entering or exiting, or vehicle with trigger the opposite gate to open.

**D. Newsletter Committee – Joann Johnson**

1. Early this year the Newsletter went digital, and is now published on-line only with a savings resulting from the deletion of mailing costs.
2. 4 regular editions and 1 special edition (annual meeting results) were published this past Board year; 2 editions had color photos
3. Thanks given to the Board and committee members for contributing articles for the newsletter.

**E. Community Awareness – Tom Henderson**

1. The main thrust of this committee is now the petition being circulated for increasing the safety of SH95
2. Brief overview of the status of SH95, with its numerous driveways and businesses. The petition will be sent to influential people in both TxDOT and State legislature.
3. The petition has been created by Debbie Stewart who has it waiting for your signature at the back of the room.

**IV. Election of Board:** 1 position is open for election for this next Board year, for a 2 yr term.

Judy Wilke and Tim Herbst have previously announced their intention to seek election to this position. Their biographies were published in the last Newsletter and can be found on the back or attached to your proxy.

**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:**

1. Judy Wilke - presentation
2. Tim Herbst - presentation

**C. Instructions for completion of the election ballot given by Paul Meisler.**

**Completed Ballots collected from the audience.**

**D. Results Tabulated by Pioneer Management.**

**E. Results announced by Paul Meisler:**

Tim Herbst is elected to the Board 2008-10 for a 2 year term.

**VII. Board Goals for 2009-10 – Tom Henderson**

There are really three sets of goals for any AIA Board....

The first are the **Umbrella Goals** ---reasons for the very existence of a home-owners board; goals that impact the Community long term and are implied in the CC&R's and the Bylaws.

Financial Goals such as:

1. Maintaining a budget and staying within its limits
2. Using home-owners dues for the collective good of the Arbors as a community.
3. Managing the maintenance of common property to sustain and hopefully increase individual property values.

And Management Goals such as:

1. Representing the Arbors to officials and government entities within Bastrop County.
2. Overseeing committees and acting as mediators for CC&R conflicts.
3. Working together with our Property Management Company for the benefit of the Arbors.

Then there are the more **Specific Goals**, ones that may change year to year:

1. Road and easement repairs: this next year we will again assess the need to add road base in areas where deterioration to the road edge warrants it.
2. Perimeter fencing: this year we will assess how much of that sub-par plastic-clad wood fencing installed by the developer (and which is beginning to sag and break) we can afford to replace. ...hopefully with the more substantial vinyl fencing you see elsewhere in the interior of the Arbors.
3. Our park sprinkler system was overhauled this past year but we will need to monitor water usage in that area, with special consideration being given to keeping our new oaks alive in this drought.

And we have the **“Continue to do”** goals:

1. Continue to be proactive in our maintenance projects.
2. Continue to set aside monies into our Road Fund so that we can forestall a large assessment in the future when the time arrives that we will need to resurface Arbors roads.
3. Continue to have regular General meetings so that our residents may be kept informed and participate in the workings of our community.
4. Continue to offer various means of communication with and among our neighbors: IE, the Newsletter, the web site, and Arbors Forum are examples of our communication media.
5. Continue to encourage volunteers for committees, and utilize internal resources provided by our owners when maintenance repairs are needed.

And lastly... we will continue to ask neighbors to generally care for each other. We're all in this together in this unique community in Bastrop County...we can all be proud of our efforts and accomplishments making this subdivision the best there is.

#### **VIII. Homeowner Open Forum:**

Elgin Humane Society: Presentation...

Located 725 W. Cleveland St. Elgin, TX 78621 (beside the LCRA wastewater treatment plant)  
Phone: 512-285-9636

The Elgin Humane Society relies on your donations to provide care for the hundreds of homeless animals we care for each year. Food is donated by Hills, but transportation costs must be paid; vet services are donated but medicines must be paid. Any donation is appreciated

Donations are tax deductible. You may send a donation to us by selecting the Donate button on the web site or by mail to:

Elgin Humane Society  
P.O. Box 454  
Elgin, Texas 78621

Donations can be made at the web site [www.elginhumanesociety.com](http://www.elginhumanesociety.com) through PayPal.

EHS will be also be having an event in this Fellowship Hall on September 13th.  
Please visit the web site at [www.elginhumanesociety.com](http://www.elginhumanesociety.com) for more information

**What:** Benefit Meal

**Where:** First United Methodist Church - Fellowship Hall  
216 W 3rd St. Elgin, TX 78621 -- 512-285-4503

**When:** Sep 13, 11:30 AM - 1:30 PM

**Description:** Food and fun for everyone. This benefit meal is a fundraiser put on by and for the Elgin Humane Society. Suggested donation is \$5.00 per person or \$20.00 per family. Lasagna, King Ranch Chicken, Chicken Casserole, salad, and deserts.

#### **IX. Motion to Adjourn 11:12**

Motion - Tom Henderson  
Seconded - Dan Mowrey