

**ARBORS IMPROVEMENT ASSOCIATION
Annual Meeting**

Saturday, August 23, 2014, 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

Proof of Notice – Proof of notice verified by Pioneer Property Mgmt. V.P. Kimball Dempsey

Verification of Quorum – Quorum verified by Pioneer Property Mgmt. V.P. Kimball Dempsey

Approve Minutes of August 2013 Meeting – Motion: Dan Mowrey; Second: Karen Wilkerson
Meeting minutes are approved.

I. Introductions: AIA Pres. Tom Henderson introduced the Board and guest speaker
County Commissioner Precinct 4 - Bubba Snowden
(Judge Paul Pape was unable to attend due to a prior commitment)

II. Presentation: County Commissioner Precinct 4 - Bubba Snowden

- Elgin is growing rapidly:
 1. Super 8 Motel in the north corner intersection of Hwy 290 and Hwy 95 South
 2. 3H restaurant has been sold; Morelias will refurbish it for their flagship location
 3. Climate Control warehouse will be built next to the old 3H property
 4. Old Nursing home on Hwy 290 will be torn down to make way for medical offices
 5. New commercial lots are being developed behind Prosperity Bank
 6. New County Annex (4500 sq ft) will be built next to Ace Hardware
 7. New “docking station” for the Arcadian Ambulance Service will be located in the back of the JP Annex
 8. A new subdivision will be built in Elgin (no location info available yet)
- As County Commissioner, am not in favor of wholesaling water out of our aquifer, and will not sign anything that would allow that to happen
- Also not in favor of property tax increases. Tax revenues have been increasing with the new growth: August this year revenues are up 15.94% over this time last year.
- Burn Ban: a meeting with the County Judge will be held next Wednesday to decide on this issue. Austin already has a ban in place. If there is no rain then a ban will likely be put in place.
- Animal Shelter: thanks to the Arbors for the \$250 donation to the Bastrop Shelter. It has serviced 4400 animals this past year, and is a No Kill Shelter with less than 10% euthanasia (sick and injured animals)

NOTE: to donate time or funds to the Bastrop Animal Shelter, please call (512) 549-5160 or mail/visit 589 Cool Water Drive Bastrop, Texas 78602

III. Presidents Report: Tom Henderson

Note: 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.

- A lot of activity in the community with several homes sales and lots having had new houses built on them in the last 12 months. (The ACC chair will have more specifics on that subject)
- And as our community grows and builders complete more homes, there will be more people and more challenges for the Association. IE, traffic, litter, road/gate use
- Gate cameras for North Gate: still under consideration; new technologies are becoming available at cheaper prices.
- Maintenance: there is not only a “maintenance issue report” page on the Arbors website, but also one that allows residents to report street light outages. That street light outage email goes directly to Bluebonnet with all pertinent information they need, IE, the light pole number. See the Maintenance page on: www.arborsia.org - or – www.arborsatdogwoodcreek.com

- Big *Thank You* to walkers or anyone who stops to pickup litter.
- Wildlife: Reminder that there is a abundance of wildlife that still consider this subdivision as part of their territory, presenting awesome opportunities to see nature function...and occasional problems: Cutter ants and gophers destroying gardens, deer crossing the roads, raccoons raiding trash cans, snakes (though if you kill all of them we will have a vermin problem). Currently we don't have a hog problem, and Camp Swift reports finding many dead litters due to lack of rain for wallows - but they could come into the Arbors should the drought continue.
- Volunteerism: It keeps our Home Owner dues from increasing. By diagnosing the problem and sometimes being able to fix it ourselves, the Arbors can save a lot of money.
- Arbors Neighborhood Night Out: a reminder that this will be coming up. This year, National Night Out is Tuesday, Oct. 7, 2014, from 7 to 9 pm. The Arbors has traditionally been the community with the most participation. This year we will again have the Ice Cream Truck available for our event.

NOTE: check the Arbors web site and Facebook page for more information as that date draws near.

IV Management Report Kimball Dempsey, Pioneer Property Management

- The culture of volunteerism in this community is not the norm among the many properties managed by Pioneer. The Arbors success as a subdivision is the result of this trait.
- 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, so as the year progresses the income number will dwindle to the actual budget number. And 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, 2014

V Committee Reports

A. ACC – Larry Martin (committee chair)

- Chair thanked all committee members, and those that supplied special help. The ACC is there to help residents with their projects and stay within the bounds of the CC&R's.
- 5 new homes with 3 currently under construction.
- The past year saw several submissions for fences, pools, and outbuildings.
 - 260 residential lots (excludes the park)
 - 74 undeveloped lots (Of these lots, 4 owners are listed as out-of-state: 2 AZ, FL, LA)
 - 21 property owners own more than one lot
 - 3 builder owned lots (one in process of building for new owner)
 - 1 foreclosed residence (currently under contract)
 - 2 lots still owned by the developer (one is likely unbuildable)

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. Much is done via email.

B. Maintenance Committee – Report by Tom Henderson

- Thanked all the residents that helped this year, and asked anyone with expertise or time to volunteer to help on small maintenance items.
- 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 Sign-up sheet for the MC is in the back of the room.

VI Election of Board: 2 positions (each a 2 year term) are open for election for this next Board year. The incumbents Dan Mowrey and Tom Henderson have announced their intention to seek re-election to these positions.

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

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:** Both candidates have been re-elected for a 2 year term to the Board for 2014-16.

VII Homeowner Open Forum:

- Discussion concerning installing a sign on Arbors Circle to help trucks find their way back to Hwy 95. *(Board will take under consideration)*
- Discussion concerning the roads in the Arbors: How long will they last in current condition? *(Board: the Bastrop County Engineer has indicated our roads, as built on sand, will last another 20-25 years. Key is to keep water out of the road bed. This will be done by sealing cracks in areas where a clay ribbon underbed causes movement and cracks to occur)*
- Discussion concerning the road signs knocked down earlier this year. *(Board: The sign vandalism in the Arbors was been reported to the Sheriff. It is speculated that this was not caused by an outside party, but mischief by those attending a resident party.)*
NOTE: 9 signs in total have been replaced at ~\$65 each. This is considered a Class A Misdemeanor Criminal Mischief offense.
- Discussion on the Atex Disposal Letter. *(Board: information was sent to their customers indicating .the company has been sold to Lone Star Disposal, which company will be taking over Oct. In addition to regular garbage pickup, the new company is offering a single stream recycling pickup service for an extra \$15 per month.)*
- Discussion on the North Gate entrance and truck traffic causing damage to posts and gates. Suggestions that a sign be placed further away from the gate to allow traffic warning prior to reaching the gate. A suggestion that the sign read "Residents and Guests only. All trucks use the South Entrance Gate"
(Board: There had been a large sign in place to direct large trucks to the South Gate but was removed after complaints it was unsightly. Will consider putting a sign back up.)
- Discussion concerning speeders on the Arbors roads.

VIII. Motion to Adjourn 10:55 am

Motion – Karen Wilkerson
Seconded - Dan Mowrey