

ARBORS IMPROVEMENT ASSOCIATION
ANNUAL MEETING 2007
SATURDAY, AUGUST 25, 2007 10:00 AM
Fellowship Hall 216 W. Third Street, Elgin,
Texas 78621

- I. 10:08am: Call to Order & Introductions:** John Schnell -President
II Verification of Quorum: so verified by Pioneer Management
III. Proof of Notice: so verified by Pioneer Management
IV. President introduced Board and welcomed all owners to meeting: by John Schnell
V. Approval of Minutes from Annual Meeting Aug 26, 2006

Motion to approve minutes (T Henderson); seconded (D Mowrey); minutes approved.

VI. President's Report

Recap of activities over the past year:

- 8 lots still remaining to be sold by developer
- The Arbors increased by 10 new homes
- Saw an increase in building activities but also in CC&R violations
- Polled the community on an ROW policy
- A web Forum was established to increase opportunity for communications within community.
- Needs to be better utilized by the community: a poll concerning the spending of homeowners funds to contribute to the Elgin Fire Dept and toward the purchase of the drug dog for the police garnered only 15 votes each.
- This past year all property owners were requested to vote to change a rule on registered mailing which would save the homeowners money. Unfortunately it took 3 mailings to get enough responses to allow the AIA to change a rule on registered mailings and while it did pass, this year's savings were cancelled by the mailing costs.
- After the vandalism of postboxes, the Board investigated installing security cameras at the gates. Currently that project is on hold due to the costs involved and lack of picture resolution, but may be revisited later if necessary.
- Praised the active ACC and other Committees for all they contribute to the community
- Thanked all those who attended AIA general meetings and joined committees

XI. Committee Reports

ACC - Randal Wilkerson:

- RW introduced committee members and thanked them for their participation.
- ACC had an active year; as much or more activity with existing homes as for new projects. Property owners projects make up the majority of request submitted to the ACC: ie, fences, pools, driveways, shops, etc. Encourage those planning a project to check the Arbors web-site for what is needed for a submission. If any questions, please call or e-mail me and I will try to respond to you as quickly as I can.
- The Builders Compliance Agreement established by the prior ACC, has served the Arbors Well, outlining the expectations and Requirements of the Builders and the Owners and provides a structure to insure compliance with the CC&R's and penalties if needed.
- Since August 2006, the ACC has approved: 7 homes, 2 shops or garages, 5 new fences, 1 driveway/parking area, 4 pools.
- There are 7 projects pending at this time: 2 shops, 3 fences, 1 deck, 2 homes, and the ACC have been told to expect 3 more submissions in the next few months.
- In closing, please consider serving on one of the Arbors Committees. This community is run by volunteers. *Remember, Good or Bad, the World is run by those up show up!*

Welcome Committee- Kathy Mowrey:

- KM Introduced committee members and thanked to all the ladies (and their spouses) who helped organize the various activities
- Annual WSC events this year starting in Oct '06: the Community Garage Sale, Annual Fall Fest, Santa-in-the-park. In '07: the adult Valentine Party (many thanks to Mr. & Mrs. Jochetz

for hosting this event in their home), Community Garage Sale, Pot Luck event, July 4th Ice Cream Social, and National Nite Out.

- In addition, there was a Yard of the Month awarded, and delivery of Welcome Bags for new residents.
- Currently working on the fall events: Fall Fest & Doc Cardwell Memorial Chili Cook-off, Fall Garage Sale, and Santa-in-the-park. (Please check the web site for dates and times)
- Always looking for volunteers; please sign up for the WSC.

Maintenance/Security-John Redmon:

- Introduced committee members and thanked them for all their expertise, hard work and dedication. Much of the work performed by this committee is a direct savings for homeowners as the labor and expertise is volunteered and freely donated.
- MC worked hard this year on the common elements, gates, parks, sprinklers and roads. Had some erosion repaired, but much of that was delayed due to the heavy rains this year.
- New signs will be installed in the brick walls at the South Entry Gate, similar to those at the Main entry.
- Vandals have been breaking out lights at the park; please be vigilant and report any such activity to MC members or the Board.
- Always looking for volunteers: please sign up for the MC

Newsletter Committee-Joann Johnson:

- Published five issues this past year: 1 per quarter plus a small special edition sent out shortly after last years annual meeting.
- The Fall edition came out in late October, the Winter edition in late January, Spring edition in early May, and the Summer edition in mid-July. The Summer and Winter newsletters had color pictures.
- JJ thanked the board, (John Schnell, Dan Mowrey, Tom Henderson) for their article contributions and editorial efforts; Kathy Mowrey, Barbara Moffit, Randall Wilkerson, Anneke Henderson, Bob Reading, and Diana Reading for the articles they contributed; and David Horton for his contribution of photos.
- Offered the proposal that the article deadline for articles be posted on the web site.
- Reminded the audience to check for correct addresses if they have not been receiving the Newsletter: Pioneer does the mailings from their Master Address List.

Community Awareness-Tom Henderson

- Currently a committee of one: looking for volunteers to sign up.
- Thanked all audience for attending in this annual meeting and requested that all consider volunteering for a committee, any committee, as even a small contribution of time and effort is valuable and appreciated.
- The CAC has arranged CPR certification classes for those interested. An email was sent out to request resident interest and thus far there has been a large number indicating a wish to sign up. The 4 hour class will be taught by EMS personnel and held on a Saturday at the First Nat'l Bank community room. Date TBA.
- A volunteer fund has been established by Bob Reading to raise a large flagpole at our community park. This Flag will be lighted and maintained. Any and all donations are appreciated.
- Reminded the audience to visit and register for the Arbors Forum. It is anticipated to play an increasingly important role in providing homeowner-to-homeowner communication, along with the ability to poll members for their opinions of various Arbors expenditures and activities.

XII. Management Report – Paul Meisler

- Proud to be associated with this subdivision; it is one of now many that Pioneer has in this area, including The Colony, Cola Vista, Hunters Crossing, River Crossing, etc.
- Praise for our community: Watching a homeowners association at work is like watching a microcosm of our larger
- democracy: it has a Pres, VP, Secretary, common goals, committees, enforcement of rules &
- regulations and governing documents.
- The Arbors has an active homeowners association and makes a difference; it is becoming

- known as a premier subdivision among realtors, lenders, and homebuyers who are interested in protecting their real estate investments.
- In addition, volunteers make a direct contribution to the bottom line in that any free labor and expertise that is not paid out of AIA funds translates to a savings to every homeowner. Every trip to Home Depot by a member of the MC in order to purchase a light bulb for the Park (for which often a reimbursement request is not even made) is a savings to the Arbors.
- Comments about deed restriction enforcement and compliance; some owners still behind on dues which are needed to make the yearly contribution to our road fund. Several were sued for past dues and/or fines.
- Tax valuations:
 - This past year Bastrop County increased the valuations of homes in the Arbors. As part of Pioneers' services, these valuations were protested at BCAD. Some were successful; some were not. However, no increases resulted from any of the hearings.
 - Informal hearings have been concluded; those properties whose valuations were not agreed upon, will now go to a formal panel hearing. These have not yet been started. Expect some conclusions by next AIA meeting.
 - Having fewer properties to track than in Austin, BCAD seems to be more in tune with what is going on. Aerial photos are used to visually track any additions (add-on's, out-buildings, pools, patios, etc) to current taxable properties.

VIII. Review Financial Information Balance Sheet as of July 31, 2007(Paul Meisler – Pioneer Mgmt

- Net Income = \$75,155.81
- Checking account = 38,107.98
- Dues Receivable = 8872.36
- Year to date actual expenses = 41,921.34 vs. ytd budget 48,813.31 (Much of the difference can be attributed to work done by the MC)
- Money Market fund = 15,072.55 (This is designated as the Arbors Road fund; it has been the goal of this and prior boards to fund this account 10k per year in an effort to forestall a costly home owner assessment should there be a necessity for substantial road repair in the future. However, delinquent homeowners need to pay their past dues so that this funding can take place this year.)
- With fewer than 10 lots still in the hands of the developer, the Arbors is approaching its max on yearly dues income: 261 lots (including the park) will put that income at ~85k.

IX. Goals for 2007-2008: (John Schnell)

- Board goal was to maximize homeowner attendance at regular Board meetings and to expand committee membership and involvement.
- Observe financial responsibility
- Increase electronic communications, ie, via the Forum

X. Election of Board: one opening

- The candidate slate was introduced and floor nominations were opened. There were no nominations from the floor.
- The candidates were: John Schnell and Karen Wilkerson.
- Candidates each spoke briefly
- Votes were cast by secret ballot
- Result: Karen Wilkerson was elected for a 2-year term.

XI. Homeowner Forum

- A resident proposed to move the AIA general meetings to Saturday at 10am to increase attendance; has already checked various options for other meeting locations as the current location at the 1st Nat'l Bank is not available Sat mornings. Has spoken to Meyers BBQ and a separate room is available. Discussion followed. Board has agreed to a 4-month trial to see if that better meets the majority of the residents needs.
- The resident also proposed the AIA build a meeting room at the Arbors Park, ie, by enclosing the gazebo, or building a separate area with a kitchen which could possibly be rented out. Resident indicated he would head up a committee to investigate the scope and costs of such a project. The Board will take the proposal under advisement.
- A resident reported on the outcome of the mailing of appreciation cards signed by those in attendance at the July 4th Ice Cream Social and who dropped off cards at her house. The cards were received and

distributed to soldiers in Iraq and the resident's liaison with the soldiers indicates that these were very much appreciated. More good news is that particular platoon is coming home!

- A resident proposed that the 3 member Board of Directors be expanded to a 5 member Board in order to give broader representation for Arbors residents, referencing Arbors By-Laws which indicate a minimum of 3 for a Board. The Board will take the proposal under advisement.
- The resident also proposed that the Arbors Directory be sent to all Arbors members complete with email addresses and phone numbers. The current Directory provider indicated that since this listing is a compilation of Arbors information and Pioneer Mgmt's master data list, some of the email addresses and phone numbers have not been vetted to be distributed to the community at large. Hence the current listing sent to residents provides only that which is in the public domain: Name and Address.
- A resident proposed that the former Arbors Directory provider take over the Directory again. The Board will take the issue of the provider of the Arbors Directory, its content, and its distribution under advisement.

XII. Adjourned: 11:45am