

ARBORS IMPROVEMENT ASSOCIATION MEETING NOTES

SATURDAY, AUGUST 28, 2004

10:00 A.M.-12:00 P.M.

Coon Neck Baptist Church

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

V. Review of Minutes from 2003

Motion to approve minutes/seconded and passed.

VI. President's Report

- a. Reviewed activities over the past year
- b. Noted new policies passed
- c. Commented on active ACC and other Committees
- d. Thanked all those who attended meetings and joined committees

VII. Committee Reports

- a. **ACC** reported on the approvals and activity from the year past. The committee is very active and reviews all incoming plans for new construction and additions or modifications to a home. They also review all deed restriction violations observed by management before violations are sent out to owners.
- b. **Welcome Committee** reported on its activity. In addition to helping new owners and new residents feel like a part of the community, the committee has social events during the year to bring the neighborhood closer. Refreshments are also provided through their efforts.
- c. **Maintenance/Security** worked hard this year on the common elements, gates, parks, and roads.
- d. **Communication Committee** produced all the newsletters, worked on the web site and maintained park related reservations.
- e. **Community Awareness** monitored the community and was involved in the political issues that affected Arbors residents.

VIII. Management Report

- a. Very active year with regular meetings and some added special meetings.
- b. Comments about deed restriction enforcement and new policies that help clarify CC&Rs.
- c. Some owners were sued for dues or fines.
- d. Experimented with Bi-monthly meetings which seemed to be affective and work very well

IX. Review Financial Information- Balance Sheet as of July 31, 2004

- a. Net Income was \$31,733.62
- b. Dues Receivable were \$12,203.00
- c. Year to date actual expenses were running about \$6,000.00 below budget

X. Goals for 2004

Board goals were to maximize homeowner attendance at regular Board meetings and to expand committee membership and authority

XI. Election of Board

- a. The slate was introduced and floor nominations were taken
- b. The candidates were: John Schnell, Tim Herbst, Tom Henderson, Kathy Kuligowski, and Bill Silva
- c. Candidates each spoke briefly
- d. Votes were cast by secret ballot
- e. Results were: Tom Henderson, Kathy Kuligowski, and John Schnell
- f. Kathy and Tom were elected for 2 year terms and John for one year

XII. Homeowner Forum

- a. Members commented about liking their community and wanting to preserve it as is.
- b. Lots still for sale and traffic from buyers discussed.
- c. Discussed whether individual garage sales should be allowed in Arbors and decided to not allow them

Adjournment