

## **ARBORS IMPROVEMENT ASSOCIATION**

### **Annual Meeting**

Saturday, September 9, 2017, 9:00am

(This meeting was rescheduled from Aug 26 due to Hurricane Harvey)

United Methodist Church Fellowship Hall

216 W. Third Street, Elgin, TX

THESE NOTES ARE TO BE CONSIDERED INFORMATIONAL ONLY UNTIL APPROVED AT THE NEXT REGULARLY SCHEDULED AIA ANNUAL MEETING.

**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. Reyn Rossington

**Verification of Quorum** – Quorum verified by Pioneer Property Mgmt. Reyn Rossington

**Approve Minutes of August 2016 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 County Sheriff Maurice Cook.

#### **II. Presentations by:**

- County Commissioner Precinct 4 - Bubba Snowden
- Bastrop County Sheriff Maurice Cook (Sheriff's office: 512-549-5100)

#### **III. Board Report:**

Tom Henderson:

- The annual meeting is the only meeting required by the CC&R's.
- Our community has seen many new residents move into Arbors in the last 12 months; will allow the ACC chair to expand on that.
- Thanks to all the residents who have volunteered to help with maintenance items. It is the prime reason that our dues have been kept so low.
- Description of the various committees

#### **IV Management Report Reyn Rossington, Pioneer Property Management**

- The Arbors financials are in very good shape and expenditures are on budget. This subdivision is one of many I manage and none are this organized.
- Current Operating budget: \$86,730.65; All monies are collected at the beginning of the year, and must cover all expenses during that year.
- Reserve account (Road Fund): 75,387.46; any surplus funds at year end will be deposited into the Road Fund to be saved for the time when Arbors roads need to be resurfaced.
- Review of line items on the Income Statement as of June 30, 2017; the largest expenditure has been for maintenance and road/ROW repairs. By year end the Arbors is expected to be within its budget for expenditures.

#### **V Committee Reports**

##### **A. Welcome & Social Committee – Jo Cohen, Chair**

- **Welcome bags:** 27 bags delivered since last annual meeting. (During the previous 12 month period only 12 bags had been delivered). Would like to add more information to the bags regarding clubs and other opportunities available to our residents, so if any group/club would like to be listed please send Jo Cohen a FB message, an email, or give her the contact information.
- **Past Events since last annual meeting:**
  - National Neighborhood Night Out

- Santa in the Park
- Valentine's Party (thank you, Judy & Bill Vogt.)
- July 4<sup>th</sup> Arbors Parade and Picnic at the park. Fall and Spring Garage Sales (thank you, Karen Nelson)
- Yard of the Month also falls under this committee (thank you Kathy Mowrey for your continued work on this.)
- **Upcoming Events:**
  - National Neighborhood Night Out at the Park, Tuesday, Oct 3 from 6:30pm to 8:00pm.
  - Fall Community-wide Garage Sale: November 11, 9:00 to 2:00pm
  - Annual Santa-in-the-Park: early December. Details TBA.

**Proximity Cards:** if a former homeowner has left these for you, they are for access to the park restrooms. If you need a card please message Jo Cohen to get one ready for you.

**Thanks to all members of this committee for your willingness to cook, or set up, or clean up. We all appreciate you.**

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

- Chair thanked all committee members, and those that supplied special help.
- There has been a lot of activity since last annual meeting, though not as many new home constructions as compared to last board year. Still, many new residents through resale of existing homes.
- Property availability:
  - 48 Undeveloped lots
  - 16 Undeveloped lots owned by current residents
  - 4 Undeveloped lots owned by builders
  - 2 Undeveloped lots for sale by owners
- Section 1: 97 lots
  - 11 Undeveloped
  - 1 Under construction
- Section 2: of 164 lots
  - 37 Undeveloped
  - 3 Under construction
- Building activities:
  - 5 New home construction
  - 6 Metal buildings
  - 5 Storage sheds
  - Green house
  - 6 Fences
  - Mail box
  - Car ports
  - Solar panels

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.
- Listed the MC projects completed this past Board year. (See report attached)
- Announced a Maintenance work meeting at the park for September 23 and 30<sup>th</sup>.

**VI Election of Board:** 1 position (2 year term) is open for election for this next Board year.

The incumbent Karen Wilkerson has announced her intention to seek re-election to this position.

**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 incumbent Karen Wilkerson has been re-elected for a 2 year term to the Board for 2017-19.

**VII Homeowner Open Forum discussions.**

- Several announcements and information by various residents concerning:
  - Citizens Police Academy, Elgin & Bastrop;
  - Line Dancing every Tues & Thurs 2-4pm at the church;
  - Elgin FFA Booster Club & Alumni's Rodeo scheduled for noon on Sunday, November 8th at the rodeo arena by the VFW on Hwy 95;
  - Veterans Appreciation Parade, VFW & American Legion: Parade Nov 4<sup>th</sup> 10am;
  - Thursday's Sip & Shop downtown Elgin;
- Reminder for walkers to use the LEFT side of the road.

List of Elgin 2017 activities:

<http://www.elgintx.com/DocumentCenter/View/255>

**VIII. Motion to Adjourn 10:54 am**

Motion – Tom Henderson

Seconded – Karen Wilkerson

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Annual MC review 2017

- Mission statement
  - Identify, repair, and support maintenance for Arbors roads, gates, and all common grounds. Responsible for negotiation of service contracts, purchasing of small repair items, and reporting activities at every board and general meeting. An additional role is monitor the various security capabilities such as the gate and park cameras, providing required information to the board and law enforcement as required and directed by the board.
  - In short, we are volunteers that work to help maintain, sustain, and secure the condition of the Arbors community
- Actions
  - Had first MC meeting in a while in the spring with a good list of items to work on
    - Not a lot of actions yet, but as we get into the cooler part of the year, we hope to get working on many of them very soon
  - Erosion control held up to ~11 ½ inches of rain this summer
  - New doors at park bathrooms
  - Fixed conduit that was exposing wires at north gate
  - Many gate issues fixed
  - One significant security camera event, but presence of cameras, keypads, and access cards has reduced events over the last few years
  - New picnic table at park
- Recognitions
  - Grant Kanies
    - Culvert cleanup

- Help with conduit at north gate
  - Larry's team
    - Grounds and fence upkeep at relatively low cost to the arbors
    - Carlos and Panda for digging a trench for me to put in a new camera and replace a broken conduit – IT WAS HOT and it was the most beautiful trench you have ever seen!
  - Ed Waley
    - Managing the remotes for the gates and all the other things he does
  - Tom Henderson
    - Helping me and others stay on top of things
  - Roy Rangel
    - Helping around the park pavilion
  - Many others including walkers, runners, and our buzzards for picking up trash and “stuff”
- Upcoming events
  - 3 sets of workdays before each of our main events at the park
    - Announcement soon (first will be 9/23 and 9/30 before the national night out)
  - New camera at North Gate
  - Significant North Gate improvements
  - Cost reductions for camera monitoring (already self-monitoring/maintaining which saves Arborites \$)
  - Park WiFi – notice at park soon (limited to daylight hours)
- Questions, comments, etc.?