

ARBORS AT DOGWOOD CREEK
April 2013
AIA Meeting

Date: April 10, 2013

Location: Frontier Bank of Texas, Hwy 290, Elgin, TX.

Time: 7:00 PM

Attendees: (13)

Karen Willkerson – Board	Jim & Barbara Jochetz	Sherry & Gary Potter
Dan Mowrey– Board	Dale Pyeatt & Georgie	Ken Nelson
Tom Henderson - Board	Grant Kanies	Rodney Hodgkin
Rep. – Pioneer Mgmt	Larry Martin	Jon Danklefs
A.Henderson - Scribe	Terry Walters	Randal Wilkerson

Meeting started at 7:05 PM

Minutes of the last meeting was approved.

1. Financial Report (Mar 31, 2013) submitted by Pioneer Property Mgt.
 - A. Checking - Assoc Capital Bank: \$69,268.95
 - B. Money Mkt - Assoc Capital Bank (Road Fund): \$74,216.14
 - C. Dues receivable: \$24,032.65 – a bit larger number than normal for this time of year; reminder letters will be going out to properties owners this week.
 - D. Outstanding fines: \$13,895.05 – this is primarily one property owner with an outstanding balance.
 - E. Legal Fees: \$290.00 - these fees are collectable after dues and fines are paid)
 - F. Reminder: dues are collected early in the year, but outlays continue throughout the year. Barring any unforeseen large expenses, the 2013 budget will be much like that of 2012.
 - G. Operating expenses are within budget.

3. Committee Reports:
 - A. Welcome/Social & Communications Committee (WSC) (report by D.Mowery)
 1. Yards of the Month 2013:
 - Jan: 146 Spanish Oak Trail (Boone)
 - Feb: 124 Pin Oak Crossing (Palmer)
 - Mar: 150 Elm Wood Drive (Pollard)
 - Apr: 165 Arbors Circle (Calvert & Hatch)
 2. Welcome Bags were delivered to:
 - 565 Arbors Circle (Debra Gassaway)
 - 110 Sycamore Trail (Earl Laws)
 - 110 Spanish Oak Trail (Dan & Edna McNeil)
 - 243 Arbors Circle (Joseph & Ingrid Stiggers)
 - B. Maintenance Committee (MC):
 1. Timer issues: North gate has been fixed.
 2. Light above the Ladies Restroom door still needs attention.
 - C. Architectural Committee (ACC):
 - 3 new homes in the Arbors (117 Sycamore – 294 Arbors – 339 Arbors)
 - The ACC approved: 2 shops.
 - E. Community Awareness Committee (CAC): (report by T. Henderson)
 - The new county commissioner (Gary “Bubba” Snowden) has supplied a State of the County report: <http://www.arborsia.org/board/Snowden%20Letter%205.10.13.pdf>
 - There is a tremendous interest in Elgin properties.

 - The ACC will be having an open house June 1st It will also be kind of a business expo.

Wal-Mart delayed groundbreaking due to the active negotiations for the pad sites. They will award contracts the end of this month with construction starting by May 15th

Chevron on 95 North will be sold soon and maybe to a chain pharmacy.

The old Hartz chicken place on the north side of 95 is under contract. (Can't disclose what it will be...)

Maxine's will open at the end of the month on in the old Newt's restaurant location.

The tract across from McDonalds sold and it will be a strip center (as per the developer)

Lincoln Properties - developers of Wal-Mart tract - will be a guest speaker at the June Chamber of Commerce meeting. (First Thursday of the month – June 6th). Hopefully that meeting will reveal some more good announcements.

The property being cleared on the west side of Prosperity Bank on 290 is owned by the Rivers family. They have platted it for a large retail shopping center. No firm information on tenants yet...but it's supposed to be another "big box" store.

4. New Business: none
5. Community Forum:
 - Resident: Still speeders on Arbors Circle toward the South Gate.
 - Resident: Information on a Library Exchange system at the Park.
6. Appeals: none
7. Adjourn 7:25 pm

Next AIA meeting: April 10th