

## ARBORS AT DOGWOOD CREEK

Jan 2017

### AIA Meeting

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

**Date: Jan 25, 20167**

**Location: Frontier Bank of Texas, Hwy 290, Elgin, TX. - Community Room**

**Time: 7:00 PM**

Attendees: (21)

Karen Willkerson – Board (Absent)	Larry Martin	Lew Seward
Dan Mowrey– Board	Jim & Barbara Jochetz	David Kasprzyk
Tom Henderson - Board	Rick Socia	Bill Silva
Paul Meisler – Pioneer Mgmt	Sherry & Gary Potter	Robyn Cooksey
A.Henderson – Scribe	Ray & Debbie Crites	Kathy Mowrey
	Jim Young	Grant Kanies
	Rachel & Skie O'Mahoney	Rich Bachik
	Ken & Karen Nelson	
	Karla McCaffrey	

Meeting started at 7:04 PM

Minutes of the last general meeting (July 13, 2016) was approved.

1. Financial Report (Dec 2017) by Paul Meisler, Pioneer Property Mgmt.

- This report documents the end of last year financial information. The operating account has 46,126.71. The Reserves Fund (Arbors Road Fund) has 75,293.24, for a total of 121,669.95 in current assets.
- *(For new residents, the Arbors Road Fund was established by the Board several years ago to accrue monies for road repairs and for such time as the Arbors private roads will need resurfacing. This year there has been an extra 10k available to be added to the fund.)*
- Invoices for Arbors yearly dues were mailed in December 2016, to be paid in January 2017. Dues sent in and collected in advance: 8098.90. (This is not required but some property owners chose to pay in advance every year.)
- Operating expenses were within budget, though there were some items such as Landscaping (includes erosion fixes) and utility costs that were over budget. These were offset to some extent by other items which came in under budget.
- The Arbors has no cash flow problem and the 2017 year ended financially where it was expected.

2. Committee Reports

A. Maintenance Committee (MC) by Jim Young:

- Park activities: New LED lights - New cameras - Installed WIFI - Cleaned out Park closet
- Other activities: Keypad code change at the entry gates
- Upcoming activities: New bathroom doors at the Park (~\$3200) - North gate replacements (~\$4000) - Standardize sprinkler system - Research costs monitor costs at gates and cameras (currently done by TWC, need to get price down) - Create Arbors Maintenance Manual (will then call on members who signed up for this committee)
- Erosion ROW repair on Maple Leaf near the park is on the agenda; it will require an outside party working for a labor fee, plus machine rental and material. (This material, i.e., rocks, sand, will be staged at the Park until used)
- Road side spraying will be done in the spring for the annual maintenance for a vegetation-free strip at the edge of pavement

B. Architectural Committee (ACC) by Larry Martin:

- New homes since last August – 1 new house pending submittal - 7 Misc. Projects (IE, outbuildings, pools, patios, etc)

- New contractors not familiar with the Arbors building regulations are now entering this market in larger numbers. If you see something questionable at a construction site, please call the ACC (acc.comm@arborsia.org) so that we can investigate and get the construction process in compliance with our rules. All building information is available via our website ([http://www.arborsia.org/acc\\_builder\\_info.html](http://www.arborsia.org/acc_builder_info.html))
- C. Community Action Committee (CAC) by Tom Henderson
  - The Camp Swift Tour will hopefully occur in Spring of this year. Much of the timing depends on the rate of deployment required by the Nat'l Guard. Obviously there is little time to show visitors around the complex while soldiers are in residence for training.
  - The Arbors has been solicited by a FEMA funded Long-term Recovery Team which evaluates neighborhoods and makes suggestions for proactive processes to be put into place before a catastrophic event (such as the Bastrop Complex Fire in 2011). Fortunately the Arbors has been spared much of the destruction caused by that fire and other events such as flooding.
- D. Welcome & Social Committee (WSC):
  - 8 Welcome baskets have been delivered to new residents since the Annual meeting in August last year.

3. Management Report - by Pioneer Mgmt: No violations in the last few months.

4. Community Forum:

Discussion re recent visits by the Bastrop Appraisal District personnel.

*Board: BCAD is in the process of updating its information base. In some cases that means they will be measuring houses, outbuildings, and slabs for this year's tax evaluations. BCAD uses satellite imaging to confirm new construction and add-ons to properties under evaluation.*

*The Board will ask to have a BCAD representative speak at our next general meeting (in July) and be available to answer questions about the evaluation processes.*

Discussion re recycling:

The Elgin recycle bin seems always to be full, despite being emptied twice a week (Mon and Wed, or Thurs.)

*Board: This subject has arisen in past years; there was even a suggestion at a general meeting that a recycling station be located at our Arbors Park. (Note: neither the Board nor a majority of residents at the meeting approved of that particular solution as it would likely create a mess at the park.)*

*Progressive Waste (formerly Atex) last year offered to pick up recycle for a modest fee if at least 50 residents signed up for the program. Unfortunately only about half that number signed on. It is unknown if the new company that recently purchased Progressive (WC Corp) will offer a similar opportunity.*

*Rachel O'Mahoney and Karla McCafferty have volunteered to investigate the issue of recycling for Arbors residents.*

6. Appeals: none

7. Adjourn 7:40 pm