

ARBORS AT DOGWOOD CREEK
July 2013
AIA Meeting

Date: July 10, 2013

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

Time: 7:00 PM

Attendees: (16)

Karen Willkerson – Board	Jim Jochetz	John & Mary Quagliani
Dan Mowrey– Board	Dale Pyeatt	John & Valerie Salisbury
Tom Henderson - Board	Dan & Tracy Samuels	Larry Martin
Paul Meisler – Pioneer Mgmt	Ray Crites	Ed Waley
A.Henderson - Scribe	Bill Silva	Grant Kanies
Laura Stough	Terry Walters	Steve Hesch

Meeting started at 7:00 PM

Minutes of the last meeting was approved.

1. Financial Report (June 30, 2013) submitted by Pioneer Property Mgt.
 - A. Checking - Assoc Capital Bank: \$52,443.96
 - B. Money Mkt - Assoc Capital Bank (Road Fund): \$74,266.45
 - C. Dues receivable: \$2986.20 – Hope to have these resolved shortly as reminder letters will be mailed to all those who have outstanding dues.
 - D. Outstanding fines: \$13,845.05 – this is primarily one property owner with an outstanding balance, that will be kept on the books. There is a lien against this property that will be need to be resolved when the property is sold.
 - E. Legal Fees: \$683.00 - these fees are collectable after dues and fines are paid.
 - F. Late Fees: \$668.90 – Collected as set forth in the CC&R's.
 - G. 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.
 - H. Operating expenses are within budget. At the current rate, there is expected to be \$3000 to \$10k to be made available to the Road Fund at year end.

NOTE: Pioneer Property Mgmt manages several properties which operate under an HOA. As per Paul Meisler, the Arbors is the only community that has not raised it's dues in 10 years, since the AIA took over ownership of the subdivision from the developer. He praises the community volunteers who offer their free labor and expertise to help defray the cost of maintenance and help keep the required dues amount level.

The Arbors is also the only community that has been proactive in establishing a "Road Fund" for such a time as when these private roads need repair or resurfacing. This fund will aid greatly in reducing the need for an expensive "Special Assessment".

3. Committee Reports:

- A. Welcome/Social & Communications Committee (WSC) (report by D.Mowery)
 1. Yards of the Month 2013:
 - May: 116 Maple Leaf Trail (Walker-Brown)
 - Jun: 143 Spanish Oak Trail (Hilliard)
 - Jul: 481 Arbors Circle (Wilkerson)
 2. Welcome Bags were delivered to:
 - 141 Kingwood (Thevis)
 - 339 Arbors Circle (Quagliani)
 - 117 Sycamore Trail (Duron)
- B. Maintenance Committee (MC):
 1. Repaired several boards on the perimeter fence
 2. The South Gate has been painted
 3. The dead tree at the entrance of the Park has been replaced.
 4. Several broken spots in the concrete walk in the Park will be repaired.
 5. The light above the restrooms have been fixed.

C. Architectural Committee (ACC):

1. Since Sept of last year there has been quite some activity in the Arbors. Since that time the ACC has approved: 6 new homes, 4 work shops, 4 pools, 3 fences, 2 covers, 1 game room.
2. A Stop Work order was put on a recent construction (Design Tech Homes) as a result of the builder ignoring just about all the agreed upon community building rules. The Board and the ACC are dialoguing with this builder to resolve these issues.

D. Community Awareness Committee (CAC): (report by T. Henderson)

The ACC (Austin Community College) will open to full capacity this fall, with many of the students coming from surrounding cities, ie, Bastrop, Taylor, Manor, etc.

The Walmart is finally in the building stage!

The closed Chevron station at Hwy290 and 95N will be the site for a newly built CVS. The building that currently houses the CVS/Medicine Chest will be vacated.

E New Business: The Annual meeting of the AIA will be held on Saturday, Aug 17th at:

First United Methodist Church
Fellowship Hall, 216 W. Third St., Elgin, TX.
Registration starts at 9:00am

Notices and proxy forms will be mailed to all property owners by Pioneer Mgmt within the next two weeks. A proxy form will also be made available for download on the Arbors web site.

There will be one 2 year term Board position open for election this meeting. Nominations may be mailed to Pioneer prior to this meeting. Nominations will also be taken from the floor during this meeting.

4. Community Forum:

Resident: Still speeders on Arbors Circle toward the South Gate.

Board: This is a continuing problem. If a license plate number can be presented then Pioneer will send a letter to the offender. It is unfortunately not just "outsiders" that speed in our neighborhood; many residents do so as well.

Options to slow traffic have been researched in the past but the most effective one (speed bumps) are not well received by either residents or emergency organizations.

Resident: New resident was told by a current resident there are "secret rules" enacted by the Board, outside of those listed in the CC&R's.

Board: There are no "secret rules". All Board policies enacted either address a more detailed interpretation of the CC&R's (deed restrictions), or are the result of real past problems in the community. (IE: a dirt race track on an undeveloped lot, or setting fire to an entire undeveloped lot.)

All "proposed" policies are presented at several consecutive General Meetings before going to a vote, in addition to being included in the meeting minutes, as well as on the Board web page. All current policies are listed on the Arbors web site. (Go to "Board", click on [Board Approved Policies](#)).

6. Appeals: none

7. Adjourn 7:40 pm

Annual AIA meeting: August 17th