

ARBORS AT DOGWOOD CREEK

July 2016

AIA Meeting

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

Date: July 13, 2016

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

Time: 7:00 PM

Attendees: (23)

Karen Willkerson – Board	Randel Willkerson	Karla & Bill McCaffrey
Dan Mowrey– Absent	Larry Martin	Ray Crites
Tom Henderson - Board	Carol & Lew Seward	Terry Walters
Paul Meisler – Pioneer Mgmt	Bill Silva	Ed Waley
A.Henderson – Scribe	Jim & Barbara Jochetz	Rick Socia
	Dan & Tracy Samuels	Roy Rangel
	Grant Kanies	Paul & Diana Rios
	Linda Hale-Hardeman	Conner Dumbeck
Plus one unintelligible signature...	Jim Young	Mel Specht

Meeting started at 7:00 PM

Minutes of the last meeting was approved.

1. Financial Report (June 2016) by Paul Meisler, Pioneer Property Mgmt.

A. The operating account has 74,194.17, the result of collection of dues in January. The Arbors Road Fund has 75,200.47, for a total of 149,644.64 in current assets.

For new residents, it is important to remember that while this looks like a large amount, this total will diminish over the course of the year as operating expenditures are paid. Our normal yearly operating expense budget is about 86k. Any monies left over are deposited into the Road Fund. (Last year there was no reserve left to add to the Road Fund).

The Road Fund Acct info for new residents: This is a fund that was set up by the Board several years ago to accrue monies for such a time as the Arbors private roads will need major repairs or resurfacing. The roads are currently some 17 years old and engineers indicate fixes may not be necessary for another 8-10 years, at which time there will hopefully be enough in the account to forestall the need for a hefty assessment on property owners. Resurfacing the roads will cost in excess of 100K.

Dues sent in and collected in advance: 4482.55. This is not required but some property owners pay in advance every year. Operating expenses are within budget so far, though there are some items such as Landscaping (includes erosion fixes) and electrical costs that are currently over budget. It is expected by year end these items will balance out.

B. Unfortunately there is a high incidence of unpaid dues this year; 32 property owners have not paid their 2016 AIA dues, with one property owner in arrears for two years. (Usually this time of year that number is about 8 or 9).

Invoices were mailed in December 2015 for dues to be paid in January 2016. Collection letters will now be mailed and many times it is simply a matter of reminding a property owner that the dues have not yet been paid to have these past due payment issues corrected. The board has also authorized Pioneer take legal action against those owners past due more than one year.

2. Committee Reports: Since the official AIA annual meeting will be held in about 4 weeks (August 20th), all committee reports are postponed until that time.

3. New Business: The Arbors is only one of many properties managed by Pioneer Property Mgmt; however, it is the only managed property in which the homeowners association has not raised the

property owner dues since inception. Much of that has been the result of expenditures held at a minimum due to volunteer maintenance performed by residents.

However, this community is aging (opened 1997) and there are items that must now be addressed that will require outside expenditures. (IE: Park bathroom doors; broken fence boards; Park septic problems; aging North Entry gates, rusting Park gazebo fans, etc.)

Last year was the first time there was no money available to contribute to the Road Fund, despite every property having being sold and no longer on the developer's books. (The developer did not pay dues, as per their contract.)

For this reason the Board has elected to raise the yearly dues by \$20...from \$330 per lot to \$350 per lot. The extra \$20 will be ear marked for the Road Fund.

4. Other Business:

- A. The Annual AIA meeting will be held on August 20th.

This is the only Board meeting that is required by the CC&R's and needs a quorum of property owner attendees (or their proxies) in order to conduct Board business.

This year that business includes the election of two Board members (for 2 year terms). The current incumbents -Dan Mowrey and Tom henderson - have announced their intention to run again. Nominations will also be taken from the floor.

(The annual meeting notice and proxy forms will be mailed to all property owners of record by Pioneer, to the address in the Pioneer data base. Meeting information including location can be found under Events on the Arbors web site.)

- B. Bastrop County Judge Pape and County Commissioner Snowden will be guest speakers at our meeting.

5. Community Forum:

Discussion re erosion on AIA ROW, particularly in front of 441 Arbors Circle. The last big rain has eroded the bar ditch into the property owners lot.

Board: This area was surveyed by the ex-county engineer and suggestions were made for correcting the issue. Unfortunately, there has not been a financially viable option found thus far. IE, the last bid was for \$38,000 to install concrete pads. It is still a work in progress to get this area amended.

Discussion re erosion on private property, in particular 146 Spanish Oak. The last big rain washed out part of the property due to water flow in the natural drainage areas being impeded down stream.

The current Bastrop county engineer has been less than helpful, indicating to home owners it is an Association problem (it is not) in their MUD district (which the Arbors is not).

Board: Suggest calling the county commissioner, Bubba Snowden and request assistance. The drainage is on private property but the county engineer should be of some assistance in providing technical help.

6. Appeals: none

7. Adjourn 7:35 pm