

ARBORS AT DOGWOOD CREEK
July 2014
AIA Meeting

Date: July 9, 2014

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

Time: 7:00 PM

Attendees: (16)

Karen Willkerson – Board	Jim & Barbara Jochetz	Randal Wilkerson
Dan Mowrey– absent	Grant Kanies	Matthew & Rene DeHoyes
Tom Henderson - Board	Laura Stough	Sally Falkerson
Paul Meisler – Pioneer Mgmt	Larry Martin	Earl Laws
A.Henderson - Scribe	Rich & Cathy Bachik	Bill & Anita Murphy
	Ed Kuliogowski	Ed Waley

Meeting started at 7:00 PM

Minutes of the last meeting was approved.

1. Financial Report (June 2014): TBA at the Annual Mtg.
 - A. The Arbors is in good shape financially.
 - B. Large dues receivables amount will be addressed with letters to owners this week, and the majority should clear within 30 days.
 - C. Operating expenses on budget for 2014. \$5000.00 was available for the Road Fund from last year.

2. Committee Reports:
 - A. Welcome/Social & Communications Committee (WSC)
 1. Yards of the YTD Month 2014:
 - Feb: 165 Elm Wood
 - Mar: 103 Whispering Oaks Cv
 - Apr: 110 Whispering Oaks Cv
 - May: 278 Arbors Circle
 - Jun: 116 Maple Leaf Trail
 - Jul: 124 Pin Oak Crossing
 2. Welcome Bags were delivered to:
 - 120 Sycamore Tr.(Goad)
 - 286 Arbors Cr. (Skie & Mahoney)
 - 115 Juniper Tr. Ashbaugh)

 - B. Maintenance Committee (MC):
 1. Not much maintenance to report. Perimeter fencing repairs will get underway again after the hot weather passes.
 2. There are gate remotes available to Arbors property owners at cost (\$15) Please contact Ed Waley at ecwaley@yahoo.com. Ed can also help set the switches on units that seem to be malfunctioning. (battery replacement is the responsibility of the property owner.)
 3. The occasional malfunction at the South Gate is being caused by the beam being knocked out of alignment during mowing. This will be addressed to prevent such future occurrences.
 4. Cameras at the North Gate are still a WIP.

 - C. Architectural Committee (ACC):
 1. One house currently under construction at 281 Arbors
 2. 2 pools and outbuildings.

 - D. Community Awareness Committee (CAC): (report by T. Henderson)
 - Schlotzsky's and Taco Bell are now open on hwy 290
 - CVS is in the processing of building on the former Chevron site on hwy 290

- Manager of the Walmart indicates there are plans to open a Murphy's Gas Station on the Walmart property.

E New Business:

1. The Board will pass a resolution to formalize what has been the practice for the Arbors: due owners will be offered the opportunity to pay off their debt or dues in installments.
2. The recent sign vandalism in the Arbors has been reported to the Sheriff. It is speculated that this was not caused by an outside party, but mischief by those attending a resident party. 9 signs in total will have to be replaced at ~\$65 each. This is considered a Class A Misdemeanor Criminal Mischief offense.

F. Community Forum:

- a. Laura Stough: If you have a Nook or Kindle you can access the Elgin Library data base for free using your library card.
- b. The Annual AIA (Property Owners) meeting will be held on Saturday, Aug 23, 2014. Registration starts at 9:00am.
 - There are two 2 year Board positions open to election this year. Both incumbents
 - (Tom Henderson & Dan Mowrey) have announced their intention to seek re-election.
 - All property owners will be receiving a proxy form and a ballot, so if you are unable to attend please give your proxy to a board member or anyone you know will be attending this meeting.
 - A quorum is required to do Board business at this meeting.

4. Appeals: none
5. Adjourn 7:32 pm