

ARBORS IMPROVEMENT ASSOCIATION

Annual Meeting

Saturday, July 18, 2022, 9:00am

THESE NOTES ARE TO BE CONSIDERED INFORMATIONAL ONLY UNTIL APPROVED AT THE NEXT AIA ANNUAL MEETING IN 2023.

9:00am - Residents Sign-in – Pioneer Property Management

9:30am - Call to Order

Welcome & Introductions – Tom Henderson, AIA President

Proof of Notice – Proof of notice verified by Pioneer Property Mgmt. Paul Meisler

Verification of Quorum – Quorum verified by Pioneer Property Mgmt. Paul Meisler

Approve Minutes of August 2019 Meeting – Motion: Tom Henderson; Seconded: Dan Mowrey

Meeting minutes are approved.

- I. **Introductions:** AIA Pres. Tom Henderson introduced the Board

- II. **Karen Wilkerson** – Spoke on behalf of the Board to thank Tom and Anneke Henderson for the many years of service to our community.

- III. **Board Report – Tom Henderson**
 - a. Asked the new residents to stand and introduce themselves
 - b. Thanked Jim Young and all volunteers for their service
 - c. Pointed out that due to the lack of volunteers over the last few years the expenses due to hiring outside contractors has risen and he encouraged residents to sign up for the various committees after the meeting

- IV. **Committee Reports**
 - a. **ACC – Larry Martin (committee chair)**

Thanked Committee Members for their service
Approved 15 projects-mostly small jobs
Section I has 7 lots and Section II has 18 lots that are undeveloped
Asked for volunteers to sign up for the committee for the coming year
 - b. **Maintenance Committee – Jim Young (Committee Chair)**

Jim Young provided a handout that addressed the North and South gate usage
Tom Henderson reported that the 1)North and South gate backup batteries were replaced; 2) Camera replacement at the gates were completed; 3) continue to update the lighting at the gates and in the park area to LED lights to reduce electric costs;

4) looking to upgrade the cameras at the park to higher resolution; 5) all the park structures were pressure washed and repainted and new roofs installed; 6) repaired sprinklers at the North gate and Park. Tom and Jim thanked all the volunteers who had assisted in any repairs and called for volunteers to sign up for the coming year.

c. Welcome and Social Committee – Jo Cohen (committee Chair)

Brought Welcome bags for those who had not receive one yet

Mentioned that she is the contact for park restroom proximity cards and gate openers

Announced the details of the 4th of July social to be held the morning of the 4th

Jo also reported on the other scheduled events sponsored by the Committee for the remainder of the year

She thanked the Committee volunteers for their assistance at the various events.

V. Management Report – Paul Meisler – Pioneer Beck Property Management

- a. Paul complimented the gathering on the “Arbors spirit”
- b. The expenses are at or under budget except capital expenses were higher due to the refurbishing of the park buildings
- c. Paul reviewed the financials on the income statement as of April 30, 2022
- d. The reserve account at the end of April was approximately \$80,000 (which is designated for potential road repairs) and he explained that any funds left over at year end are swept into this account
- e. A question was asked about the cost of road repairs (resurfacing) and should the Board increase the dues to build up the “road fund”. Paul said that it was up to the board to propose an increase on the annual dues per lot. It was also asked if the dues could be aid in installments over the course of the year. The board will look into a potential increase in dues and plan to have another open meeting to discuss with the residents. Paul reminded everyone that the Board sets the annual budget and the dues structure and that the dues have only been increased from the original dues set in 1998 at \$300 per lot per year to the current dues of \$350 per lot per year.
- f. Paul mentioned that the dues have remained low due to the volunteers deferring a lot of expense with their labor and expertise and emphasized that due to the age of the equipment and structures costs have increased and perhaps it is time to consider a dues increase.

VI. Election of Open Board Positions - There were two open positions for a two-year term

- a. Tom Henderson request nominations from the floor – there were none
- b. Three candidates spoke to the residents regarding their qualifications and interest in serving on the board
- c. Ballots were cast and counted. Paul Meisler announced that Dan Mowrey and Brandon Poe will join Randall Wilkerson on the Board for the upcoming year.

VII. Homeowners Open Forum Discussion

- a. One resident inquired about whether there is an audit of the financials performed and whether this was available for the residents to see. Paul Meisler explained that a third-

party audit cost \$2,500-\$3,500. The Board receives a detailed monthly report on the financials and all expenditures paid.

- b. A question was asked about how the reserves are managed. Paul explained that the funds are in a money market account. When asked who signs the checks for the Arbors expenses, Paul said that he signs all checks for the Arbors.
- c. A resident asked if there was an interest in an EMS type of group in the Arbors. He went on to say that there was State of Texas grant funding available for such a group at 90% of the cost. Residents have the opportunity to sign up for a new Committee titled "Technical and Security" which would be designated to liaison with the Board to address such issues.

VIII. A question was asked if the City of Elgin could annex the Arbors. A resident responded that Elgin cannot do so unless the residents of the Arbors vote for annexation.

IX. Motion to Adjourn 11:30am

Motion – Tom Henderson

Seconded – Randall Wilkerson