

**ARBORS IMPROVEMENT ASSOCIATION
Annual Meeting**

Saturday, August 18, 2012, 9:00am
United Methodist Church Fellowship Hall
216 W. Third Street, Elgin, TX

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. Pres. Paul Meisler

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

Approve Minutes of August 2011 Meeting – Motion to approve: Karen Wilkerson; Motion seconded: Dan Mowrey; Minutes of Aug 2011 meeting are approved.

I. Introductions: AIA Pres. Tom Henderson

II. Presentation: Michal Hubbard: FireCap/FireWise Group

- Introduction to FireCap Inc: a fire citizen's advisory panel which focuses on public awareness of fire hazards through education, preparation, advocacy and networking with citizen groups and emergency services organizations.
- Arbors homeowners can have a free Firewise assessment done on their property by filling out an application form and mailing it to the listed address on the form.
- For more information visit www.firecap.org

III. Presidents Report: Tom Henderson

- The Arbors has shown impressive growth considering the current housing economy.
- The Arbors has set up many communication channels: signs at the gates, a web site, a forum, and a mass email list. In addition, this year we have a Face Book page.
- Volunteerism is what has made the difference in our community. Residents willing to donate their time and expertise to maintain the Arbors common property has been instrumental in keeping the homeowners fees at the same level for the last 10 years.
- Please sign up for our various committees; the sign-up sheets are in the back of the room.

YTD Arbors Stats (provided by AIA Secretary):

- Total Arbors properties = 261 (includes the Park)
- Total residences = 175 + 3 under construction
- Total undeveloped lots = 83
- Currently owned by Forestar, realtor for the original developer (Sabine) = 4 lots
(1 property is original, unbuildable and never sold; the rest are foreclosures by Forestar)

IV Management Report Paul Meisler, Pioneer Property Management

- Quite a number of new people that have moved into the Arbors since the annual meeting last year, making a wise choice: this is a great community. Of the ~100 properties managed by Pioneer, the Arbors ranks near the top.
- The Arbors financials are in good shape and expenditures are on budget. For newcomers the amount shown as current assets may look surprisingly high...but this is because the Board made the decision several years ago to put money aside for future road repairs. That amount is shown as in the Money Market Fund at Assoc Capital Bank, and every year money saved by residents volunteering to help with maintenance items, is put into the Road Fund.
- If no other outstanding expenses occur, there should be ~\$8000 left over to transfer to the Road Fund (Money Market Savings) at year end.
- Receivables (uncollected past due homeowner fees) are better than they were this time last year: \$1750.

- Outstanding Fines: \$13,895.05...primarily the result of one situation that remains unresolved. It is not a reflection of the community overall.
- Legal fees come back to the community when the issue is settled.
- Total expenditures show over budget as a result of one item: some necessary road repairs that were done this year. Despite that, by the end of the year - and partly because dues are collected on a yearly basis and expenses are incurred on a monthly basis- the Arbors will still be on target to contribute about 8K to the road fund
- There are some property owners who have paid their dues in advance; this is appreciated but not necessary; the pre-paid amounts are shown on the books as a liability until such time as dues are applied for the applicable year.
- As reported last year, FHA is looking closely at communities and HOA's as part of loan worthy assessments of buyers. The fact that the Arbors enforces the deed restrictions and remains in financial good shape is a plus for sellers and buyers of Arbors property.
- It is a pleasure to work with the Arbors; the high level of resident involvement in their community is definitely an added value to the community.

V Committee Reports

A. ACC – Ray Crites

- Chair thanked all committee members, and those that supplied special help.
- There are 178 homes in the Arbors now...3 considered still under construction.
- The past year saw several submissions for fences and outbuildings.
- The ACC meets as needed; the CC&R's require action within 30 days of a submission; the committee seldom goes beyond 10 days to reply. Much is done via email.
- Reminder that if you are planning on a building project when the weather turns cooler, you can submit your plan now. You have 6 months to start your project.
- Submissions for permits may be made to Pioneer or directly to the ACC at the email address shown on the Arbors web site Committees page.

B. Maintenance Committee – Ed Waley

- Thanked all the members of the committee that helped this year. The MC did several projects throughout the year: over saw the sealing of the roads, repaired the perimeter fence, maintained the park septic, installed park restroom toilet paper holders, soap dispensers.
- The MC distributes gate remotes; if you are in need of one, they are available for \$15 each (cost).
- The MC is always looking for volunteers. In particular, when the weather cools there will be a work party instituted to help remediate some erosion spots on the Arbors ROW.
- The Sign-up sheet for the MC is in the back of the room.

VI Election of Board: 2 positions (each a 2 year term) are open for election for this next Board year. The incumbents, Tom Henderson and Dan Mowrey previously announced intentions to seek re-election to these positions. Biographies were distributed with the proxy mailings.

A. Request for nominations from the floor (Paul Meisler, Pioneer Property Management):

1. Nomination from the floor: none
2. No nominations from the floor. Motion to close nominations; motion seconded.

B. Presentation by the candidates: waived

C. Motion from the floor to choose the candidates by Acclimation (J. Batty); **Seconded** (Don Dear) No paper votes needed.

E. Results: Tom Henderson and Dan Mowrey are re-elected each for a 2 year term to the Board for 2012-14.

VII Homeowner Open Forum:

Resident

Q: Are Pioneer's fees represented on the financials

A: Yes. Under Expenses: Management Fees

Resident Comments:

- Recommendation for a tree service. (It is suggested that residents list the information on the Arbors forum and/or on the Arbors Facebook.)
- Recommendation for a paper shredding service. This service will come to the property and for .25 per pound will shred papers on the premises. Contact www.theshredguy.net for more information. (It is suggested that residents list the information on the Arbors forum and/or on the Arbors Facebook.)

IX. Motion to Adjourn 10:25 am

Motion – Karen Wilkerson

Seconded - Dan Mowrey