

ARBORS IMPROVEMENT ASSOCIATION
Annual Meeting

Saturday, August 23, 2008, 9:00am
United Methodist Church Fellowship Hall
216 W. Third Street, Elgin, TX

Agenda

9:00am

Residents Sign-in – Pioneer Property Management

9:30am - Call to Order

Welcome & Introductions – Dan Mowrey, AIA President

Proof of Notice – Paul Meisler – Proof of notice is verified by Pioneer

Verification of Quorum – Paul Meisler – Quorum is verified by Pioneer

Approve Minutes of August 2007 Meeting – Motion to approve: Karen Wilkerson; Motion seconded: Tom Henderson; Minutes of Aug 2007 meeting are approved

I. President's Report – Dan Mowrey, AIA President

A. Recap of last years issues:

1. Change monthly meetings from second Wed evening to Saturday mornings.

The change was made at the request of attendees at the Aug 2007 Annual meeting. The monthly AIA Meetings were held on the second Saturday at 9:00am for the months Sept, Oct, Nov. 2007 (There was no meeting held in Dec).

Monthly meetings were moved to back second Wednesdays 7:00pm in January 2008 due to:

- a) No increase in attendance for Saturday morning meetings: average 24 attendees vs average 27 attendees for Wed meetings.
- b) Several residents, notably those with careers and children, approached the Board to voice a preference for keeping Saturdays free for family and other activities.
- c) Committee members who already volunteer their time to the Arbors found it an extra burden to also give up their Saturday morning time for committee reports.
- d) Scheduling a meeting during the work week rather than a weekend is more in line with this Boards decision to run the AIA as a viable business. Business meetings are traditionally held during the week, not on weekends.
- e) The Board will consider another night during the week if attendance would increase.

2. Expand the current number of Board positions.

Several members of the 2007 Annual meeting suggested that the Board open up more member positions. The Arbors Bylaws require a minimum of 3 AIA Board positions.

Our subdivision has about 160 homes and an annual budget of about \$80K. The Board did research on similar size associations as well as larger associations and found that:

- a) Data revealed the AIA is a relatively small homeowners association, and that many subdivisions with a far greater number of residents and larger budgets are run with a 3 person Board.
- b) The current annual election process provides property owners with an opportunity to change existing Board members if the majority feels this is necessary. As a result: this Board will continue to adhere to the current Arbors Bylaws with 3 positions.

3. Motion to build a community center in the Arbors Park.

A resident requested the Board investigate the possibility of a larger community center at the Park, one that would serve as a center for AIA meetings, and with complete kitchen facilities that could accommodate various community events.

An adhoc committee, chaired by Charlie McGuire, was formed to investigate several options.

- a) Expanding the existing pavilion: ruled out due to lack of space to accommodate the number of residents expected to reside in a built-out Arbors.
- b) New building construction: options included a metal shell, or fully built-out facility. In either case a new septic system would have to be added due to the projected increased load.
- c) A building shell large enough to accommodate our Arbors residents was estimated at ~\$100K. Finishing, kitchen facilities, and a new septic system, quickly put the cost near \$250-350K.
- d) The AIA has no assets and is not a likely candidate to qualify for a loan, thus a special assessment would have to be made to pay for this building.
- e) Before expending any funds (ie, architectural drawings at \$3K to \$6K) the Board authorized a poll (mailed) of all property owners concerning this proposed project.

- f) Result of the poll: the overwhelming majority were not in favor of this project; only a very few agreed it was a desirable project and some of these property owners did not want to have a special assessment to fund the project. As a result, this project was tabled.

B. Complaints from the community regarding speeding and stop sign violations

All three Board members receive numerous complaints monthly regarding traffic control violations by contactors and fellow residents.

This is also a hot topic at several monthly Board meetings as many residents have expressed they are upset fellow residents disregard the safety of others by speeding and running stop signs.

1. The Board has taken action with the contractors as there is leverage with these individuals.
2. The Board has also considered using speed bumps, speed humps or other physical means to slow traffic. These options were tabled as this is not where the Board wants to spend maintenance funds.
3. The Board initiated the process of neighbor reporting traffic violations to Pioneer Property Management.
4. This process was outlined in the Spring Newsletter and it was suggested that residents check that for the details of the program if they desire to take such action.
5. The Board urged all residents to respect their fellow neighbors and the community by watching their speed and obeying the traffic signs.

C. New Issue: Closing the North Entry Gate

With the build-out in the subdivision approaching 70%, it has been suggested at prior monthly meetings that the main gate be closed to all construction traffic, large trailers and large vehicles. Such traffic would be directed to the South entry gate which was rebuilt in 2007 for this purpose and is wider and does not contain an esplanade.

1. Options include closing the separated Main gates to accommodate the flow of traffic: the Main **exit** gate would be timed to remain open during morning hours to coincide with folks leaving for work, and the Main **entry** gate would be opened during afternoon/evening hours to accommodate those coming home from work.
2. The South gate would continue on its current schedule of open during the day, closed at night. A sign will be placed to direct large vehicle traffic from the North gate to the South gate
3. A temporary sign will be placed at the South gate labeling it the Construction gate. A permanent sign will be installed for the brick walls at the South entry to match the type at the North gate

II. Management Report – Paul Meisler, Pioneer Property Management

A. The Arbors has been smooth running this past year and is currently under budget on maintenance items, currently projected to have \$40K for the road fund, given no further large expenditures are required.

B. (From the AIA Balance Sheet dated July 31, 2008)

Current Assets – cash: \$4226.80; MMF: 70,502.20 (Road Repair Fund); Dues receivable: 7187.06
Accts payable: \$296.08; Insurance: 3485.72; dues collected in advance: 3502.58

III. Committee Reports

A. ACC – Randal Wilkerson

1. Busy year: 10 new homes, 3 workshops, 9 pools, several storage buildings, and numerous fences.
2. The ACC has been successful in improving relations with contractors and reducing problems.
3. The ACC meets as needed; the CC&R's require action within 30 days of a submission; the committee seldom goes beyond 14 days to reply.
4. New Texas State law: the Texas Real estate Commission passed a law that will require 3 building inspections on all new construction in un-incorporated areas. This law goes into effect Sept 1st.
5. The ACC will record the inspector numbers but compliance from the builder will be the responsibility of the homeowner. Builders can be fined by the state for non-compliance.
6. Submissions for permits may be made to Pioneer or directly to Randal Wilkerson at the email address shown on the Arbors web site.

B. Welcome Committee – Kathy Mowrey

1. Recognized all committee members; Events review given for 2008; 15 Welcome Bags delivered since last August to families new to the Arbors; Yard of the Month for August is 261 Maple Leaf
2. Reminder that this committee needs a new Chairperson for this next Board year; will need to pare down the number of events from 8 to 6. Cards provided for audience to vote for favorite 6 events.

C. Maintenance Committee – Tom Henderson (John Redmon, Chairperson absent)

1. Currently taking road repair bids from paving companies to fix some areas of wear.

2. Will install vandal proof park lights at the pavilion.
3. Gate opening mechanism maintenance was required a few times during the year; primary problem was the alignment of the safety beam.

D. Newsletter Committee – Joann Johnson

1. 4 regular editions and 1 special edition (annual meeting results) were published this past Board year; 2 editions had color photos
2. Thanks given to the Board and committee members for contributing articles for the newsletter.
3. Question: would there be an interest in sending this newsletter online to those that are able to receive it? (*This to be taken under advisement for this next Board year. Not all property owners have signed up on the Arbors email list, so some hard copies would still have to be mailed. In addition, the latest Newsletter is already available online on the Arbors web site*)

E. Community Awareness – Tom Henderson

1. The Burn Ban has been lifted by Bastrop County.
2. Bastrop County officials are optimistic that there will be some concrete resolution within 90 days on a decision from Villa Muse. (<http://www.villamuse.com>)
3. Bastrop County continues to sail along with a solid bond rating due to the \$10 million dollar surplus they currently have. This means a lower interest on any bonds passed.
4. The County Jail is filled to capacity with both federal prisoners and the local “guests”. The jail generates revenue of \$9,000 a day due to the compensation from the Federal Government for housing its inmates.
5. The new State of Texas law that requires inspection of all homes built in unincorporated areas of Texas Counties. The TRCC named Bastrop as “Non-Cooperating” due to the County’s inability to tie into the State’s computer system for these inspections. Bastrop County Commissioner Lee Dildy will be contacting the TRCC concerning this issue.

IV. Election of Board: 2 positions are open for election for this next Board year, each a 2 yr term.

Note: The incumbents, Dan Mowrey & Tom Henderson, had previously announced their intention to seek re-election. Their biographies were published in the last Newsletter.

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

1. Nomination from the floor: Gail Newman motioned to nominate Charlie McGuire for a Board position. Motion seconded by Bob Baker.
2. No further nominations from the floor. Motion to close nominations; motion seconded.

B. Presentation by the candidates:

1. Charlie McGuire (absent) - presentation read by Gail Newman
2. Dan Mowrey - presentation
3. Tom Henderson - presentation

C. Instructions for completion of the election ballot given by Paul Meisler.

Completed Ballots collected from the audience.

D. Results Tabulated by Pioneer Management.

E. Results announced by Karen Wilkerson:

Dan Mowrey and Tom Henderson re-elected to the Board 2008-10.

V. Special Reports: Feral Hog Issue – Tom Henderson

Several months ago, the Arbors Board instituted a Feral Hog initiative as the result of several resident yards being damaged by feral hogs. Actions taken so far:

- A. Volunteer approach:** because relatively few of the 261 properties in the Arbors are impacted by hogs, the Board solicited donations from residents rather than use AIA funds to obtain the services of a professional hog hunter. To date, all the fencing and bait corn has all been donated (Thanks to Arbors residents David & Kathy Glass, owners of Elgin General Store)
- B. Contacted adjacent land owners:** permission was given to hunt and trap feral hogs on most of the ranch land adjacent to the Arbors on the south and east boundary. (The exception is a privately owned Wildlife Preserve on the south, adjacent to Hwy 95.)
- C. Contacted Camp Swift:** Much of the feral hog intrusion is from the 11,700 acres that comprise the Nat’l Guard facility to the SE. The Field Range Officer arranged a meeting for Board members to meet with the Camp Swift Wildlife Biologist (Jacob McCumber).
- D. Camp Swift commitment:** Camp Swift personnel have made a commitment to purchase and relocate more traps on the Nat’l Guard property and help coordinate trapping efforts.

NOTE: Camp Swift does NOT allow the killing of feral hogs on their property. Due to concerns for safety, trapping is the only allowed method of removal.

- E. **Arbors trapping efforts:** Since June there have been 25 boars, 14 sows, and several piglets trapped and removed from the Feral Hog gene pool, mostly on trails leading into the Arbors - a total of 2732 lbs of pork.
- F. **Keeping residents informed:** A personal email update is sent on every successful trapping to those residents who have made a donation; updates are also posted on the Arbors Forum with photos and hog weights.
- G. **Hog initiative through the next couple of months:** This is the projected duration of donated funds available.

VI. Introduction of Guests: Jacob McCumber - Camp Swift Wildlife Biologist and Jacob Hetzel - Wildlife Biologist, US Dept of Agriculture

A. Slideshow presentation: (Jacob Hetzel)

1. Overview of USDA services
2. Review of wildlife/hog damage on agricultural properties
3. Review of wildlife/hog damage on urban properties
4. Review of Feral Hogs (intrusions into urban properties is a relatively new phenomenon)
5. Review of some methods used to control Feral Hog intrusions

B. Q & A

(Both Wildlife experts answered various resident questions concerning Feral Hogs.)

VII. Board Goals for 2008 – Karen Wilkerson

- A. The key word for 2008-2009 in the Arbors is Continuity: we plan to continue to do what works for us as a community.
- B. We plan to continue our proactive approach toward the maintenance and upkeep of the common areas within the Arbors, which include the Roads, Right of Ways, the Park and the North & South Entries; identify an issue when the cost of repair is at a minimum and get it done.
The generosity of our community has been almost boundless and has allowed us to tuck away road repair funds that would have otherwise have been spent on various types of repairs.
- C. We plan to continue to utilize internal resources provided by our owners, which include expertise, volunteered time for planning, research, and completion when repairs are needed.
- D. We plan to continue to communicate with the community through Board meetings, the website, newsletters, emails, and the Forum.
- E. We plan to continue to brag that the Arbors is a great place to live and celebrate our good fortune as a community.

VIII. Homeowner Open Forum:

- A. **Construction Gate issue:** Bob Baker - there are no instructions at the Main entry for contractors to use the South gate. Need to have a sign there. Also, need to have signs in Spanish since many workers don't speak English.

Board: The sign issue will be addressed asap: until a permanent sign can be made, there will be a temporary sign on the Main entry (North) gate advising construction and large vehicle traffic to use the South gate. That sign plus the fact that the entry gates will be closed during times that most contractors are entering the Arbors should help in encouraging that traffic to the South gate.

In addition, until a permanent sign can be made. there will be a temporary sign on the South gate labeling it as the construction entry gate.

Board Action: Requested a show of hands of all those in favor of closing the North gate. The majority of residents attending approved the closing and there was no opposition to this proposal.

- B. **Hog hunting:** Bill Batty - recommend that the AIA take over the funding of the Hog hunting since it's a continued effort. Need to look at it as an ongoing issue, not a donation deal.
Bob Baker - not in agreement with using Arbors funds. No one helped pay the \$40K currently being spent on his own fence and he is not willing to use Arbors money to help anyone else.
Kenny Lange - not in agreement with using Arbors funds. According to the wildlife experts this hog problem is huge and here to stay. The Arbors would keep spending funds and never get through paying for this.

Bob Lindsey - How much does the hog effort cost?

Henderson: To date, bait has been donated by Elgin General Store, as have several of the traps. The hog hunter checks hog movements with his wildlife cameras daily, baits, and relocates traps as needed, hauls off trapped pigs to a processor in Florence. For these activities he is paid \$250 per month.

About \$1000 has been spent so far, with some 40 hogs having been trapped.

Board: The decision to ask for donations was not made lightly. Reasons for not using AIA funds include that while for those that are impacted it is a big problem, hog damage is limited to relatively few of the 261 properties in the Arbors. Many of the unaffected property owners may object to having common funds used for costs that impact but a few.

There is also the issue that in moving into rural property, one can expect to have to deal with wildlife issues: ie, grass hopper, deer, gopher, cutter ant, and mole damage to lawns and gardens, is as valid a concern as hog damage.

The big future expense for this subdivision is still maintenance, in particular, the roads and ROWs.. Prior Boards made the effort to save monies in a special Road Fund to stave off future special assessments when the Arbors will be faced with road repair expenditures. Directing Arbors funds away from or out of the common Road Fund to control an ongoing hog intrusion problem is currently not deemed to be in the best interest of the community as a whole, when individual efforts such as fencing a property could be effective.

The issue is no means settled. The hog hunting will continue through the next few months, and will be re-evaluated on an as needed basis.

C. Cutter ants: Dennis Wright - found that Ambro has a product that works on cutter ants. Tried it and it does work.

IX. Motion to Adjourn 11:46

Motion - Tom Henderson

Seconded - Randal Wilkerson