

**ARBORS IMPROVEMENT ASSOCIATION  
Annual Meeting**

Saturday, August 27, 2011, 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** – Tim Herbst, AIA President

**Proof of Notice** – Proof of notice verified by Pioneer VP: Kimball Dempsey

**Verification of Quorum** – Quorum verified by Pioneer VP: Kimball Dempsey

**Approve Minutes of August 2010 Meeting** – Motion to approve: Tom Henderson; Motion seconded: Dan Mowrey; Minutes of Aug 2010 meeting are approved.

**I. Introductions:** AIA Pres. Tim Herbst

**II. Presentation**

**A.** By Laura Stough: “Friends of the Elgin Library”

- The FOTEL is the major supplier of books to the Elgin Library
- Will accept donations of new and gently used books
- The library offers several programs throughout the year: author presentations, afternoon movies, tech events, book clubs.
- Contact Friends of the Elgin Library for more information: 281-5678 or visit their web site: [elginpubliclibrary.org](http://elginpubliclibrary.org) for a listing of events/projects offered.

**B.** By Bastrop County Judge Ronnie McDonald: discussed Bastrop County growth and new projects.

**III. Presidents Report:** by Tim Herbst

- The Arbors has slowed down its building pace from last year, not unexpected in light of the current economy. Still, there have been a number of re-sales YTD July, as our community continues to be an attractive place to build and live.
- Traffic is still an issue in our community. The Board reminds everyone that the speed limit is 30mph, and stop signs are there for a reason. Pedestrians and bikers like to take advantage of our level roads, so please be careful when driving in the community. Speed bumps would be a last resort to keep our roads safe.
- The drought is very severe this summer, so fire safety is important. Please keep the brush away from your house, mow down areas of high dry grass, and be aware of any potential fire hazards in your area.
- The Board is considering the renting of a chipper (as it had done in the past) to help residents remove dead and unwanted brush and branches from their properties. This chipper will be run by professionals; homeowners will only need to bring their brush to the chipper location (likely the Arbors park)
- Due to the fire danger inherent in this drought period, the Board is investigating the use of a water tank that will speed up the fire fighting capabilities of the EVFD.
- The Board would like to thank all those volunteer who gave their time, labor, and expertise to the various committees this past board year. Committee Sign-up sheets are in the back of the room...please do not hesitate to put your name down on one of them! You will be helping keep your property dues down.

**YTD Arbors Stats** (provided by AIA Secretary):

- Total Arbors properties = 261 (includes the Park)

- Total residences = 89
- Total undeveloped lots = 172
- Currently owned by Forestar, realtor for developer = 4 lots  
(1 is original, unbuildable and never sold; the rest are foreclosures by Forestar)
- Residents with multiple properties = 15
- Extra lots owned, adjacent to owner's residence= 17 (likely will never sell/build)
- Re-sales 2010 = 14
- Re-sales ytd 2011 = 6

#### **IV Management Report Kimball Dempsey, Pioneer Property Management**

- Financials are still very good, better than most HOA's. I applaud the Board for their fiscal management and the committees who help keep expenses to a minimum.
- If no other outstanding expenses occur, there should be ~\$7000 left over to transfer to the Road Fund (Money Market Savings - WF) at year end.
- Receivables (uncollected past due homeowner fees) are better than they were this time last year: \$2246 vs \$8285.
- Outstanding Fines: \$13,945...primarily the result issues by a just a few residents.
- Total expenditures are under budget, partly because dues are collected on a yearly basis and expenses are incurred on a monthly basis.
- Violations this year are not so much focused on landscaping issues due to the extreme heat. Most of the violations have been concerning trailers in driveways, motor homes, and un-sanctioned construction.
- 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 were 39 submissions this past board year. The ACC approved 5 new homes, 10 fences, 10 outbuildings, and 2 pools; The remainder were various home improvement projects, almost all being complete. One new home is ready to start construction.
- 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. Welcome Committee – Sharon Lakings**

- As was the case since August last year, there is currently no chair for this committee. Events have been facilitated by individuals with lots of help from other members.
- While this works somewhat, we would like to solicit a Committee Chair for this next Board year, someone who really functions only an organizer, as there are plenty of members to help put on events.
- This past year we had the following events:  
Nat'l Night Out, Santa-in-the-Park, Valentines Party; Other activities: Welcome bags were delivered to new residents (9 since March) and the Yard of the Month selected and shown on the Arbors web site every month.
- Currently need someone to help organize National Night Out as that is the next event: Oct 4, 2011.
- Thanks to all who helped this past board year and an appeal for more volunteers.

**C. Maintenance Committee – Ed Waley**

- Thanked all the members of the committee that helped this year.
- Gates: John Redmon repaired/re-welded the South gate several times when it was damaged by a pedestrian opening the gate toward the wrong swing- saving the Arbors a lot of money.
- Sign posts: replacements will be finished this coming board year. There are a total of 35 signs: 14 have been replaced, with 7 ready to be installed when the weather becomes a little cooler.
- Security Cameras: The Board is still considering plans to install a security camera at the North Gate; currently the cost is a bit prohibitive.
- Fences: the perimeter and entry rail fences are deteriorating. In several areas the MC has replaced 30 rails with an all vinyl product. 25 more rails have been purchased and will be installed when the weather becomes cooler.
- Several dead trees along Hwy 95 were professionally removed to prevent them from falling into the fence or on the roadway.
- LCRA gates installed across entry to the private property under the electrical lines have been painted black, and no trespassing signs installed. (Only the LCRA has right to access)
- The Sign-up sheet for the MC is in the back of the room.

**D. Newsletter Committee – Joann Johnson**

- The Arbors Angles is published 4 times a year; this year it was only 3 times due to lack of articles. The newsletter is digital and published on-line only (with a savings resulting from the deletion of mailing costs.)
- Please update your email address for the directory if you wish to receive notification when the newsletter is posted on the Arbors website.
- Thanks given to the Board and committee members for contributing articles for the newsletter. All residents are encouraged to send articles of community interest to [nl\\_comm@arborsia.org](mailto:nl_comm@arborsia.org) or to Joann Johnson direct: [benttandem@earthlink.net](mailto:benttandem@earthlink.net)

**E. Community Awareness – Tom Henderson**

- St. David's Hospital System South has purchased the Old Riverside Hospital in Bastrop and plans to re-open it in 2012. Scott & White has renamed the John's Community Hospital in Taylor to the Scott & White Taylor Clinic and continues to make improvements to the medical care received there.
- Wildfires continue to be a menace to our area. L & M Landscaping, who does the mowing and maintenance on the ROW's here in the Arbors, reports finding a very high amount of cigarette butts on the road side. This is one reason the AIA always keeps the roadsides mowed. While this is not a "fool proof" method, it does make it harder to start a fire with no or very little vegetation. If you see any smoke while driving around the Arbors, please call 911 (if you don't know the number, see me after the meeting. I have a land investment you may be interested in.)
- Crime is on the upswing just about everywhere. A lot of this crime is "opportunistic" theft. So please keep your garage doors closed, especially if your garage faces the street so that folks can't just go shopping.
- The Arbors has signs posted at both gates which read "No Trespassing" and "No Soliciting". They may have a legitimate product to sell, maybe not. The vast majority of Arbors residents do not condone this type of door to door selling, with the exclusion of course of activities such as Girl/Boy Scouts and School/Sports Supporters. Since the signs are posted, the Sheriff's department can and will escort them off the Arbors premises. The AIA doesn't do this to be unkind, it's a safety issue.
- ACC groundbreaking is scheduled for November 15, 2011 at 10:00 a.m. at the ACC site on 290.
- Another fatality accident occurred last Wednesday, the 24<sup>th</sup>, on Highway 95 South. The AIA continues to support any and all improvements that can be made to this dangerous

roadway. While the causes of the accidents are varied, it seems like excessive speed is one of the main causes.

- If you experience a reckless or aggressive driver while on the Bastrop County roads you can call 512-303-1080 and then press “0” to get to the Sheriff’s department dispatcher and they will try and dispatch a deputy to investigate.

**VI Election of Board:** 1 position (for a 2 year term) is open for election for this next Board year. The incumbent, Tim Herbst previously announced his intention to seek re-election to this position. His biography was published in the last online Arbors Angles Newsletter.

**A. Request for nominations from the floor** (Kimball Dempsey, 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. Seconded. (No paper votes needed)**

**E. Results:** Tim Herbst is re-elected for a 2 year term to the Board for 2011-13.

**VII Goals for 2011-2012:** Tom Henderson

**A. Continuing goals:**

- The Board will be fiscally responsible with Arbors funds
- The Board will make community relations an important priority
- The Board will work with the various committees to maintain the Arbors in a manner that will enhance property values and make the community a safe & desirable place to live.

**B. Specific Goal:**

**Roads:**

- We will have to address some issues with our roads in the upcoming year. Hot weather and lack of rain are affecting the road surfaces and road beds.
- The initial operation will be to fill the cracks in the asphalt. The secondary effort will be to address some areas of the roadways that will not recover if, and when we get back into a “normal” weather pattern. Be aware you may see some workers on the roadways in the coming months and there may be a necessity to close off one side of a roadway. Please be patient.

**Perimeter Fencing:**

- The white 3 rail fence that lines the Arbors on Highway 95 is deteriorating rapidly. This style fence was discontinued shortly after Temple-Inland manufactured it back in early 2003 due to defects and poor design. It has lasted for almost 13 years but weather and folks climbing over it to service electrical, cable, and phone lines, has taken its toll.
- The MC has devised a way to replace the fence railing with new PVC style railing; more rails will be replaces when the weather turns cooler. The existing posts will be re-used thus saving a lot money and time.

**Landscaping:**

- With the drought, the vegetation in the right-of-ways has become very dry. This presents a dilemma in that close mowing could cause a further deterioration of the grasses, but not mowing may present a fire hazard ---especially in light of the abundance of cigarette butts found lining our roads. Every precaution will be taken to prevent a wildfire from starting in our community.

**Street Signs:**

- The issue comes up at every general meeting – the street signs are being refurbished and will be replaced. Unfortunately the dry, very hot weather has delayed this project until fall of this year...when hopefully we will have cooler days.

### **VIII Homeowner Open Forum:**

Elgin VFD donations are being accepted at the table in the back of the room.

For those who have a Facebook account, Elgin-Courier updates can be found at:

<https://www.facebook.com/pages/Elgin-Courier/182665988417547>

For those who have a Facebook account, County Emergency Management updates can be found at:

<https://www.facebook.com/pages/Bastrop-County-Office-of-Emergency-Management/193202960708177>

### **IX. Motion to Adjourn 11:32 am**

Motion - Tim Herbst

Seconded - Dan Mowrey