

**ARBORS IMPROVEMENT ASSOCIATION
Annual Meeting**

Saturday, August 29, 2015, 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 2014 Meeting – Motion: Dan Mowrey; Second: Karen Wilkerson
Meeting minutes are approved.

I. Introductions: AIA Pres. Tom Henderson introduced the Board and guest speakers
County Commissioner Precinct 4 - Bubba Snowden, and Bastrop Judge Paul Pape.

II. Presentations:

County Commissioner Precinct 4 - Bubba Snowden

- Elgin is still growing, though some of the projects mentioned last year didn't happen or are put on hold:
 1. Super 8 Motel
 2. Old Nursing home on Hwy 290
 3. New commercial lots behind Prosperity Bank
 4. A new subdivision will be built in Elgin

What did happen:

5. 3H restaurant was been sold; Morelias refurbishing for their flagship location
 6. Climate Control warehouse was built next to the old 3H property
 7. New County Annex (4500 sq ft) will be built next to Ace Hardware
 8. New "docking station" for the Arcadian Ambulance Service will be located in the back of the JP Annex
 9. Pad sites at Walmart: Clip Joint, Panda Express, AT&T, Mattress store, Optometrist
- As County Commissioner, am not in favor of wholesaling water out of our aquifer, and will not sign anything that would allow that to happen
 - Burn Ban is still on.
 - New developments planned: 418 residential lots and 58 duplexes north of Elgin; 100 bed nursing home in 2016 (120 jobs)
 - Downtown Elgin buildings are beginning to sell now that there has been an ordinance change to allow residential quarters above or in the back.

County Judge Paul Pape:

County is doing great: revenues are up and the business environment is healthy. With a \$30 million operating budget, the county has been able to decrease the tax rate by 1 cent. Not much but better than the increases that had to be put in place following the Complex fire a few years ago.

A joint land use study with Camp Swift in underway to address growth conflicts. One solution is a voluntary implementation of a conservation easement of land surrounding Camp Swift.

III. Board Report:

Tom Henderson:

- The annual meeting is the only meeting required by the CC&R's. General meetings have been held throughout the past months, but attendance is normally no more than +/- 10 residents, thus meetings have been cut to twice per year.

- Thanks to all the residents who have volunteered to help with maintenance items.
- Description of the various committees
- Description of the various communication tools: Web site, Forum, Facebook, signs, mass email list

Dan Mowrey:

Discussed the problem of dog offal on the Arbors streets, and requested residents make the effort to either move their dogs to the right of way (not near a mail box!) or pick up their pets poop.

IV Management Report Paul Meisler, Pioneer Property Management

- The volunteerism in this community has aided in keeping the dues at the same level for many years. This is not the norm as every other property handled by Pioneer has had dues increases, some a percentage increase on an annual basis.
- The Arbors financials are in good shape and expenditures are on budget. Monies are collected at the beginning of the year, and must cover all expenses during that year. As the year progresses the income number will dwindle to the actual budget number. Any surplus will be deposited into the Road Fund to be saved for the time that Arbors roads need to be resurfaced. Currently that is about 10 years out.
- Review of line items on the Income Statement for the 7 months prior to July 31, 2015

V Committee Reports

A. ACC – Larry Martin (committee chair)

- Chair thanked all committee members, and those that supplied special help. The ACC is there to help residents with their projects and stay within the bounds of the CC&R's.
- Since August last year there have been 10 new homes built with 3 currently under construction and 1 in the planning stage.
- Currently there are
 - 260 residential lots (excludes the park)
 - 68 undeveloped lots
 - 193 homes
 - 20 property owners own more than one lot
 - 3 lots in process of building for new owner
 - No foreclosed properties
 - 1 lot still owned by the developer (likely unbuildable)

NOTE: 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. Most is done via email.

B. Maintenance Committee – Report by Tom Henderson

- Thanked all the residents that helped this year, and asked anyone with expertise or time to volunteer to help on small maintenance items.
- Listed the several MC projects completed this past Board year.
- Introduced residents who have helped with gate cameras and maintenance issues this year: Jim Young, Rich Bachik, Grant Kanies, Ed Waley
- The MC distributes gate remotes; if you are in need of one, they are available for \$15 each (cost). Go to <http://www.arborsia.org/maintenance.html> and click on Gate Remotes.
- Proximity cards for the Park restrooms are being distributed at the back of the room. Two cards per residence. Hopefully this will lessen non-resident use of the restrooms and reduce the wear, tear, and damage there of. The current code will stay valid until Oct 1.
- The Sign-up sheet for committees is in the back of the room.

VI Election of Board: 1 position (a 2 year term) was open for election for this next Board year. The incumbent Karen Wilkerson had announced her intention to seek re-election to this position.

A. Karen Wilkerson: introduction and short address

- B. Request for nominations from the floor** (Tom Henderson, Pres Board):
 - 1. Nomination from the floor: none
 - 2. No nominations from the floor. Motion to close nominations; motion seconded.
- C. Motion from the floor to choose the candidates by Acclimation;** Seconded. No paper votes needed.
- D. Results:** Candidate has been re-elected for a 2 year term to the Board for 2015-17.

VII Homeowner Open Forum discussions.

VIII. Motion to Adjourn 10:45 am

Motion – Karen Wilkerson
Seconded - Dan Mowrey