

ARBORS IMPROVEMENT ASSOCIATION

Annual Meeting

Saturday, August 5, 2023

8:30 am **Residents sign in** with Pioneer/Beck Property Management

9:00 am **CALL TO ORDER**

1. Welcome & Introductions by Dan Mowrey AIA Board
2. Invocation by Stan Martin
3. Proof of Notice Paul Meisler Pioneer/Beck Property Management
4. Approval of Minutes from July 2022 Meeting by Board members. Motion to approve minutes by Randal Wilkerson, 2nd by Rick Farmer

9:15 am **INTRODUCTION of PRECINCT 4 COMMISSIONER** David Glass
by Dan Mowrey

David presented the statistics on growth of Bastrop County

1. Precinct 4 includes 233 miles of roads
2. 91% of population increase is due to migration
3. 106,188 residents in Bastrop County
4. Greensport Data Center is a \$300 million project in Bastrop and projected to be the new epicenter of technology.
5. 3 new schools will be built in BISD to accommodate the 9% increase in students
6. Mowing has been paused on our roads due to the fire ban.

Resident Q & A

- a. Developers have the power and the county has little control. During the development stage, when variances are requested by the developer, conditions can be made.
- b. Aqua Water has put a temporary pause on developers as they are installing new meters in the development.
- c. As for power, Texas has its own grid. There has been renewed interest in putting a 3000 acre Solar Farm in Precinct 4
- d. HWY 290 and traffic congestion is getting worse and David is aware. TEXDOT is focusing their efforts and money more towards I35.
- e. The Recycle Center is not going to reopen. It cost the county \$110,000 a year. David is requesting a county wide facility.
- f. Passing lanes of S95, 1704 and 969 are needed and addressed in the general road improvement.
- g. Traffic lights at S95 and Arbors entrances are under TXDOT discretion.
- h. David is aware of the foul odor coming from the Rendering Plant and is communicating with the appropriate agency.

9:40 am **BOARD REPORT** by Randal Wilkerson, AIA Board Member

1. Dues will increase by 10% to \$440 for 2024
2. Process for the Drive/Watch List is:
 - a. Residents are given a 30 day window for project completions
 - b. After which a notice letter will be sent from Pioneer
 - c. Fine letters (\$50) sent to owners (not builders)
 - d. STOP Work Order

NOTES:

Be proactive and if your project takes longer than 30 days please contact the board members.

REMINDERS

1. Know your CC&R regulations regarding campers, trailers, etc
2. Facebook is not the appropriate way to communicate with board members
3. Questions and concerns should be through the website which is linked to board members

Resident Q & A

1. Contractor parking in the street. Trucks should be parked with 2 wheels on the street and 2 wheels in the bar ditch. Owners need to inform contractors and visitors. Be mindful of parking in "sugar sand" easy to get stuck.
2. Trailers and campers are allowed in driveways, short term, for projects and preparations. Long term placement (over 30 days) is not allowed
3. Chickens are prohibited by the CC&R
4. Hog activity is increasing. Eradication is the owner(s) responsibility. Possibly, a group of neighbors hire a professional trapper. Firearms in the neighborhood is addressed in CC&R.
5. The cost of fencing the perimeter of The Arbors is not financially feasible. Owners can fence property according to the CC&R.
6. Paul addressed the process of amending the CC&R.

10:00 am **COMMITTEE REPORTS**

A. **Architectural Control:** Larry Martin

260 Lots in The Arbors

26 still available

1. Approval was given on fences, patios, mailboxes, and new construction.
2. Plans should be submitted through Pioneer or The Arbors Website. Construction is approved based on the CC&R.
3. When pouring concrete be aware of the BOND requirement.

B. Welcome and Social: Jo Cohen

1. Introduction to new residents
2. Gate remotes and restroom cards provided by Jo
3. Welcome bags are given to new residents
4. Jo listed community events are encouraged all to attend
5. Yard of the Monty is chaired by Kathy Mowrey

C. Maintenance Committee: Rick Farmer

1. Volunteers recognized and appreciated
2. 45 projects completed or in the planning stage
3. Projects included but not limited to repair and/or installation: N gate equipment, security cameras, signage, weather station, power washing, pickleball court, bird deflectors in the park pavillion, picnic tables, lighting in the park, road signs, trees pruned, removal of height bar and lights at N gate, road base was repaired as needed.

10:30 am **MANAGEMENT REPORT** Paul Meisler, Pioneer/Beck Property Management

Paul commented on the stability and pride of The Arbors residents.

1. Financials
 - a. Cost is relatively low due to the volunteer labor attributed to the residents.
 - b. Projected End of Year balance is \$120,000, and is considered the reserve fund.
 - c. Goal is to build this reserve fund for long term repair of roads.
 - d. A seal coat will be used to extend the life of our roads.
 - e. After bills and general repairs any left over money in the general operating fund will be added to the reserve fund.
 - f. Democratic process for changing the CC&R
 1. 10% of community signs request for a special meeting
 2. 33% of community must be in attendance
 3. Or the board can propose a change to the bylaws

In conclusion: Pioneer is meant to be the “buffer” as well as the enforcer of rules and bill payment. If you have a question feel free to reach out.

10:45 am **ELECTIONS OF OPEN BOARD POSITIONS**

1. 1 position open for a 2 year term (2023-2025)
2. Request for nominations from the floor. NO nominations
3. Comments by Nominated candidates
 - a. Dan Goldsand
 - b. Rob Humphrey

BREAK

Winner is announced: **Rob Humphrey**

11:05 **HOMEOWNER OPEN FORUM**

1. Commander of VFW, John Quagliani recognized VFW members and all veterans.
2. Quarterly meetings was requested
3. Request to have a community vote of limited chickens in a penned area
4. Annual Blood Drive will be held in The Arbors Sat, 8/12 appointments still available
5. Jeff Gogolewski was introduced as a candidate for the upcoming Bastrop County Sheriff election.

VIII. 11:30 am **MOTION TO ADJOURN**

2nd by Rich Bachik

Board Approved August 24, 2024

Rob Humphrey, President

