

**ARBORS AT DOGWOOD CREEK**  
**February 2016**  
**AIA Meeting**

**Date: Feb 9, 2016**

**Location: Frontier Bank of Texas, Hwy 290, Elgin, TX. - Community Room**

**Time: 7:00 PM**

Attendees: (23)

Karen Willkerson – Board	Dale Pyatt	Rick & Lorraine Socia
Dan Mowrey– Board	Jim & Rose Young	David & Rebecca Kasprzyk
Tom Henderson - Board	Valerie & John Salisbury	Mike Nondorf
Paul Meisler – Pioneer Mgmt	Grant Kanies	Bill Silva
A.Henderson – Scribe (Absent)	Shirley & Jeff Donohue	Rick Bachik
	Ronald Taylor	Conner Dumbeck
	Linda Hale/Cranston Hardeman	Nancy Walters
	Jim Jochetz	Paul & Dinan Rios

Meeting started at 7:02 PM

Minutes of the last meeting was approved.

*(The first page of the Feb 2015 meeting was inadvertently left off the handout.)*

1. Financial Report (Dec 2015) by Paul Meisler
  - A. End of year shows \$56,738.13 in checking, the result of approximately \$30K in dues paid in advance. This amount, plus any dues collected in 2016 will diminish over the course of the year as expenditures are paid.
  - B. December dues receivables: \$2100.77
  - C. Operating expenses were over budget for 2015 and extra expenses (road repairs, park plumbing costs, gate camera upgrades, etc.) did not leave any significant amount to be transferred to the Road Fund for 2016.  
December 2015 Money Mkt (Road Fund) account: \$75,023.57  
*The Road Fund Acct info for new residents: This is a fund that was set up by the Board several years ago to accrue monies for such a time as the Arbors private roads will need major repairs or resurfacing. Engineers indicate that will not be necessary for another 10 years, at which time there will hopefully be enough in the account to forestall the need for a hefty assessment on property owners.*
  - D. The Arbors is only one of many properties managed by Pioneer Property Mgmt; however, it is the only property that has not raised it's homeowner dues since inception. As the subdivision ages it may be time for the Board to consider raising the dues, especially in light of the fact that no monies were available for the Road Fund this past year.
2. Committee Reports:
  - A. Welcome/Social & Communications Committee (WSC)  
No report
  - B. Maintenance Committee (MC):  
See attachment for comprehensive report.
  - C. Architectural Committee (ACC): since the last meeting - August 2015
    - 6 homes: new construction
    - 2 homes: pending approval
    - 2 pools approved
    - 1 retaining wall
  - D. Community Awareness Committee (CAC): (report by T. Henderson)
    - An Italian restaurant is planned at the old location Mr. Catfish occupied on Main St.
    - City Cafe is under contract. No info yet on what the building will be used for.
    - Panda Express and Whataburger are considering locations in Elgin.
    - Morelia's is opening a Steakhouse in their old restaurant location. Work is apparently underway.
    - The Medicine Chest is moving to a portion of the old Morelia's location.
    - There was no discussion of a Burn Ban at the last Commissioners Court. Conditions are being monitored by the Office of Emergency Management.
    - Site work on the new County building has commenced. This building will house the Tax Office, JP Court, Constable's Office and the Office of the Commissioner. Completion date July/August 2016.

- Property has been located for a new County Barn. It will have more space for equipment and supplies, better facilities and better security.
- The Recycle Bin situation in Elgin is working much better now. Easier drop-off location and the number of times the bin is emptied each week has been increased.
- The Bastrop County Animal Shelter has hired a Spay/Neuter Coordinator to get our stray animal population under control. This is a new position and should be very helpful in solving this problem.
- The Elgin Emergency Services District did not get the grant for funds to buy land and construct a fire station closer to the Arbors. The ESD will continue to search for funds.

3. New Business: proposed Dog Park in the Arbors Park.

*NOTE: The Arbors Park is located in a LCRA right-of-way, with power lines spanning the open area proposed for a Dog Park.*

The Board has contacted the LCRA and received the following information:

- LCRA has legal access to maintain their power lines and has published regulations very specific to building structures (fences included) in their right-of-way.
- Any fencing built under power lines will need to be grounded per their specifications.
- Any enclosure will need 16 ft wide gates for LCRA access.
- No utilities or permanent structures are allowed re safety concerns.
- Any structures (fences included) will be considered “temporary”, subject to removal should the LCRA need access for equipment.

These regulations make this an unattractive project for the AIA to fund or pursue, as any structure put in place would have to be considered as temporary at best and would need to be removed at LCRA's request at any time. In addition, a Dog Park would serve only a portion of the Arbors population (those who have dogs) but would require an expenditure of several thousands of dollars.

The Board decision is that there are currently other projects and expenditures that take priority.

4. Other Business:

Rick Socia has volunteered to be the Arbors block captain and take on the responsibility to organize this year's Neighborhood Night Out event in Oct.

5. Community Forum:

Discussion on request for more street lights.

*Board: Additional lights would require input from Bluebonnet as to feasibility and costs.*

*Costs would not only include the installation but also the increase in monthly electricity. Is it worth an increase in dues?*

*Also note, this subdivision was developed and marketed as one to be compatible with nature.*

*Street lights and locations were especially chosen for number, location, and their downward illumination to reduce “city type” upward glare and prevent artificial lights from washing out our starry night skies.*

Discussion on hogs.

*Board: The AIA has never “paid for” a hog hunter as not every resident in the Arbors is or has been impacted by feral hogs. Several years ago, a group of residents who did have problems with hogs uprooting their property, donated their own money and arranged to hire a hog hunter. When the money ran out, the hunting was ended.*

6. Appeals: none

7. Adjourn 7:55 pm

**See Attachments:**

“MC Report”

## Attachment

### ARBORS MAINTENANCE COMMITTEE REPORT - January 2015 – YTD Jim Young

**BROKEN STUFF** – Things are getting fixed...things keep breaking too, but getting caught up.

OLD:

- **Security Camera Incidents** - Except for watching gates fall off their welds, a quiet month.
- **Breaker at Park tripping on electric eye circuit** – Found problem with light on back of pavilion building. Replaced with a brighter fluorescent lamp. Also replaced electric eye to improve performance (was glazed over) – *CLOSED*
- **Women's outside light does not work** – Replaced transformer and bulb. Fixed – *CLOSED*
- **Back light at park does not work** – Ballast blew up inside fixture. Replaced fixture with brighter fluorescent bulb – *CLOSED*
- **Broken glass on one light at south gate and missing top part** – Minor item but putting on the list – *LOW PRIORITY*

NEW:

- **Box holding electric eye at North Gate fell off wall** – Replaced with new box and electric eye – *CLOSED*
- **South exit gate weld broke** – Tom had the gate re-welded. – *CLOSED*
- **Potential problem at park sign light** – Ants building mound next to lamp fixture. Probably need to kill mound before it kills the light - *FEB 2016*
- **Park DVR broken** – Hard drive crashed. Will get a quote along with putting in more cameras but need to at least replace hard drive – *FEB 2016*

## PROJECTS

OLD:

- **South gate work** – Move Dyezz box off of the ground above water table and reorganize the box (crowded in there after putting the UPS in). Make a fan system similar to the one at North Gate to cool down the box in the summer. Replace or repaint electric eye box (probably prime it and repaint – box structure ok). PM the lights, gates, cameras and create a procedure so anyone can do this in the future. Tom and Jim lubed the gates and operators in December.– *WINTER 2015*
- **North gate work** – Reorganize Dyezz box and get off of GFI plug. Also, hook up fan to thermal sensor. PM the lights, gates, cameras and create a procedure so anyone can do this in the future. Replace the conduit from the power box to the openers. – *WINTER 2016*
- **Park closet electronic lock** – Replace lock with electronic lock originally on women's bathroom. – *WINTER 2016*
- **Radar Gun Trailer** – Tom has cameras and chain. Need to setup – *SOON...*
- **Maintenance Procedure for Park Building** – Propose putting together a checklist of things to check regularly kind of like at the gates so that anyone could go through the list and not just the usual suspects – *PROPOSED*
- **Inventory Supplies** – Probably need to purchase some stuff in some small bulk form to save some money and time when things go out (bulbs and such).  
Probably need to inventory and organize what we have first – *PROPOSED*

CHANGED:

- **Park Camera Improvement** – Increase camera coverage or move current cameras from current blind spot locations. Also, propose some sort of network connection for remote viewing and video capture. DVR may need to be replaced too (getting hard drive error) – *SPRING 2016*
- **White Fence repairs** – Noticed a few broken fence parts and missing caps. Tom opened account with local fence supplier. Will look into – *SPRING 2016*

**NEW**

- **North Gate Replacement** – Fence gate is pretty beat up. Tom to see if we can get it replaced and Jim will check with fence supplier on costs
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