

High Gabriel Estates Property Owners Assn. Inc.  
BODs Regularly Scheduled Monthly Meeting  
Leander First Baptist Church  
10000 RR 2243  
Leander, Tx  
Jan. 10, 2021

**Forum Format:**

**POA Membership Present:** Liz Engelke

**Call to Order:** Meeting was called to order at 7:35 there being a quorum present.

**BOD Members Present:** Virginia Partain (Sec.), Darla Engh (Resale Certificates), Chris Fields, Helen Trahan, Treasurer, Jake Hewitt, Bobbi Marquardt

**Board Member Absent:** Danny Roberts

**New Business from POA Members:**

**POA OPEN MEETING**

**Minutes Approval:** Dec. minutes approved with change (?) Helen made motion, Jake 2<sup>nd</sup>, motion carried 5-0-1

**Board of Directors Reports:** Transitioning of board duties continues

**Chair Report:** New 144 hour membership meeting notice requirement for regular Monthly BOD meeting. The previous 72 hour notice was not approved as requested by the chairman. POA needs documents from new property owners -As a subdivision with common areas and mandatory fees, addresses are needed to mail bills. Requested officer reports be sent to Secretary by March 7<sup>th</sup> for the March 12<sup>th</sup> Annual Meeting.

**Vice Chairman Report:**

**Secretarial Report:** Sign in sheets for all visitors to the POA Meetings will be required. Use of the Business Judgement Rule for justification of using the Consolidated Deed Restrictions going forward. Those restrictions were done by a lawyer with explicit changes for mistakes in original Deed Restrictions, and the mitigation agreement of the Law Suit in 2000. Presented as a petition in 2003 as a petition failed in one section so failed in all, can be posted to website as an unofficial watermark. .

**Treasurer's Report:** \_Helen gave a brief financial bank statement.

**Resale Certificates-Visitor Requests:** One Resale Certificate processed (still pending closing) Arroyo still same situation no deed ever filed. Ownership is still in name of the Developer.

**BUSINESS SESSION:**

**Unfinished Business:**

ACC: Liz presented drafts of the new ACC forms. Currently three volunteers want to only meet by email or virtual .meetings. Request form for Improvements must be completed in 15 days. Helen suggested an editable PDF file and Liz agreed. This time frame was questioned by the secretary. Article IV paragraph s 1 and 3 of the bylaws will need to be amended to state POA membership cannot serve on the ACC as dictated in the deed restrictions and agreement of designation.

**New Business from Board Members:** Secretary clarified the commercial deed restriction for W2 lots 28 and 29, not do as they want but rather not business that would be illegal by city, county, state or federal governments.

Chris moved we set up a committee for Bylaws, 2<sup>nd</sup> by Helen, motion carried 6-0-0.

Chris also inquired about recycling and invite disposal companies to bid. Chris to make calls. Helen 2<sup>nd</sup>, passed 6-0-0. Helen also mentioned that we should dispense with the forum approach as it takes too much time. The secretary uses that as a training mechanism for the board members, or its that take a lot of open discussion.

**Adjourn:** There being no further business, the meeting was declared adjourned at 9:24 P.M.

Virginia Partain, Secretary as transcribed from notes of Darla Engh