

High Gabriel Estates Property Owners Assn., Inc.  
Annual Membership Meeting  
VFW Hall, Annex  
8760 FM 2243, Leander, TX  
February 10, 2017

The secretary verified a quorum. There were 19 members present and 8 proxies for a total of 27. The total present by section: E1- 3, E2 -2, W1-7, W2-7, these members holding 8 proxies. There were several spouses also in attendance, but only one vote per property.

Meeting was called to order at 2:05 P.M., By Chairman Aharon Kreiter.

**Board Members Present:** Aharon Kreiter E1, Chair, Helen Trahan W2, Treasurer, Don Mohler W2, Director, Virginia Partain W1, Secretary, Darla Engh W1, Billings and Visitor Coordinator

**Absent Board Member:** Chris Castello E2, Vice Chair

**Reading of 2017 Minutes:** Dispensed with the reading, as they were approved in Feb., 2017 and posted to the Website for almost a year.

**Chairman's Report:** Aharon Kreiter explained the Sections of High Gabriel and the need to vote by section, POA Directors terms are for 2 years with a 2 term max, unless another from that same section is nominated and voted in. The old e-mail account that belonged to a private board member was changed out to a new g-mail account with all the known property owners email addresses converted up. There are definitions for each account for ease of use to make the appropriate contact. The chairman also revisited the process of amending the deed restrictions when a variance is not covered by a deed restriction.

**Vice Chairman's Report:** The Chairman reported in the Vice Chairman, Chris Castello's absence. There were 6 ACC requests in 2017, one new home, fences, sheds, etc. A definition of masonry has been defined for the board. There were no formal complaints. Aharon explained the formal complaint process and complimented the community on being good neighbors.

**Treasurer's Report:** Presented by Helen Trahan, stating deposits of \$8895.00 of which \$1300 were from Resale Certificates. Total expenses \$5357.16 and an additional \$1135.33 for the Fall Festival that replaced NNO, the neighborhood annual gathering. See attached, or request a copy of the detailed report.

**Secretarial report:** Explained the various agencies that the POA must work with to stay in compliance with the Federal, State, and County rules as well a Property Owner Protection Acts, and Texas Property Code. The website [highgabrielwsc.com/poa](http://highgabrielwsc.com/poa) contains all the legal documents for the POA and available to the property owners. Those documents are also available on the Williamson County Public Records as required by law. That website also has bulletins and meeting notices posted for the property owners. NNO was rained out for the time in 7 years, but provided the community to reschedule – in cooler weather and take advantage of the beautiful Arroyo Circle Park on the East Side of highway 183; many attendees were not aware of the parks existence or ever visited. An announcement was also made that

starting on March 12<sup>th</sup> the BOD meetings would be back at the Leander City Council Chambers. The secretarial report also contained several FAQ's. See attached or request a copy of this detailed report.

**Board Member (1) Report:** Billings and Visitor Coordinator, Darla Engh reported processing 13 Resale Certificates, reasons for those certificates protecting the seller, buyer and the POA. Invoicing for the current year maintenance fees was completed for 190 properties. Two educational facilities visits were coordinated to visit the Dinosaur Tracks via the Nature Trail seeking approval from the board and release of liability forms from each participant. See Attached or request a copy.

**Board Member (2) Report:** Don Moher W2, presented suggestions for neighborhood improvement, committees in support of neighborhood events, Spring Cleanup, Newsletter, etc. Form a committee or sign up for one.

**Nominations:** 2 board directors 2 term limits were expiring, Aharon Kreiter E1 and Helen Trahan W2, Chairman then asked for nominations for the East 1 position. Chuck Trahan (W2) made the nomination and there were no other nominations Aharon was elected for another term. The chair then called for nominations for the West 1 position. Helen (W2) nominated Virginia Partain. There were no other nominations, Virginia was re-elected for another term. Chair then called for nominations for the West 2 position. Dan Brent (2) nominated Helen Trahan, there being no other nominations, and Helen was elected for another term.

Comments and questions from Members: The Arroyo between Arroyo Circle and So. Gabriel is not owned by the POA. The POA is aware of the situation and an attempt to contact the owner who lives in California has been unsuccessful.

**ADJOURN:** The Chairman made motion to adjourn, 2<sup>nd</sup> by Helen, meeting adjourned at 3:00 P.M.

Thanks to all who helped with the last minute set up of the meeting, as well as staying to help take down and clean up.

Approved as amended 2/12/18. VP