

HIGH GABRIEL ESTATES PROPERTY OWNERS ASSN.INC.

Annual Membership Meeting

Leander First Baptist Church
10000 RR 2243, Leander, Tx 78641
April 9th, 2022

The secretary verified a quorum. There were 13 members registered, and 10 proxies for a total of 23. There were several spouses also in attendance, but only one vote per property.

Meeting was called to order at 2:15 P.M., By Chairman, Virginia Partain, following a 30-minute break for refreshments.

Board Members Present: Virginia Partain, Chair, Helen Trahan, Treasurer, Virginia Partain, Secretary, Vice Chair, Bobbi Marquardt, Darla Engh and Chris Field.

Reading of 2021 Minutes: Dispensed with the reading, as they were approved in May, 2021 and posted on the Website for almost a year with copies supplied in the Meeting agenda packets

Chairman's Report: Stating a very difficult year, explaining the various governmental entities and rules the POA must follow, requiring resolutions, document changes and procedural changes without notice to HGEPOA, but finding on our own and then trying to interrupt, the dead line requirements to be met, and in the ACC situation of separation of membership from the POA board, finding volunteers to serve that committee. [The board is evaluating various solutions to address these challenges and ensure compliance with applicable law on behalf of the POA, including but limited to: seeking legal representation, POA management by a third party, and POA management software.](#) New meeting announcement time frames of 144 hours vs the previous 72 hours, the BBVAUSA bank merged with PNC, was not a smooth merger creating access issues on many, many occasions for the POA volunteers trying to do their jobs. Petitioning and voting on joining an ESD as Leander would no longer provide fire protection Arroyo Park use and Ice storm damage, many property turnovers, 183 toll extension and the neighborhood wall agreement, Resale Certificate processing new time limits and documentation retention for the POA and ACC.

Vice Chairman's Report: Bobbi Marquardt, reported there were only 4 ACC requests over the past year, 2 new homes, a shed and a swimming pool (though not required) There were a couple of "Friendly Complaints" that were handled with friendly visits, or email information to determine if an actual Deed Violation.

Treasurer's Report: Presented by Helen Trahan, the treasurer explained the two accounts: discretionary funds from Resale Certificate work and the Maintenance Fee Account restricted by the deed restrictions that all members pay an annual fee of \$36. Detailed copies of the Financial Report were included in the packets distributed to the membership present. You may request a copy of the report. Deposits of \$7689.35 for 2021 and expenses of \$6754.97. Actual Resale fees deposited (\$1,250.00) of the total deposit 10 certificates and one Adm fee of \$50.

Secretarial Report: Virginia: See attached report for more details. Worked extensively with Central Texas Regional Mobility Authority (CTRMA) in regard to the 183A extension and noise impact, resulting with CTRMA providing a neighborhood fence, signs designating High Gabriel Estates at all entrances and landscaping similar to that established in the corridor. Saving trees to the extent possible and not impacting existing fences. A copy of the final summary of the plan and agreement is available on request. Virginia served as Chairman and Secretary for the remainder of 2021 until current.

Chair: requested that the reports be finished and move the Voting of directors for the 2022 year be moved to the end of the meeting. There were no objections.

Director (W1 Seat 3) Darla: Darla reported there were 10 resale certificates processed in 2021. There was only one nature Trail group visit also noting that there are specific procedures for the visiting groups and the POA to follow.

Director (E1 Seat 1) Chris Field: reported that the county had been contacted in regard to the safety and speed limit of S Gabriel Drive and a work order had been issued. Chris also had requested service options for High Gabriel Estates for garbage disposal and/or garbage disposal and recycling. 3 companies had responded with their services available for HGE. Those responses were included in the meeting packets.

Nominations: The chairman explained the agenda indicated an open 2-year position, reporting that board member had volunteered to continue on the board. The Chairman announced the 3 incumbents for 2-year terms: Helen Trahan (W2- seat 4, Bobbi Marquardt (W1 Seat 2) and Virginia Partain (W1 Seat 6). Chair made motion that the 3 incumbents be reelected by acclamation. There being no objections, the returning board members were reelected. The 1-year position was then presented. Bobbi nominated Whitney Moore (W1 Seat 7). Whitney was elected by acclamation. The seat odd or even indicates the year for reelection.

The chairman made motion to adjourn. Meeting adjourned at 3:45.

Clean up followed