

High Gabriel Estates Property Owners Assn. Inc.
HGEPOA BODs Regularly Scheduled Monthly Meeting,
Leander First Baptist Church, 10000 RM 2243, Leander, TX
April 10, 2023

Forum Format: No discussions planned

POA Membership Present: Amy Day, Monica Rolan

BOD Members Present: Virginia Partain (Chairperson #6), Darla Engh, (Vice Chair #3), Veronica Hoffpauir (#7)
Danny Roberts (#1), Helen Trahan, (Treasurer #4)

BOD Members Absent: Resignation from Bobbi Marquardt 4/3/23

Call to Order: A quorum present, the Chairperson called meeting to order at 7:40 PM

POA OPEN MEETING

Minutes Approval: Chair asked if any questions or concerns on the March 13th Minutes as published. Helen made motion to approve, Danny 2nd, motion carried 5-0-0.

Annual Meeting Minutes Of Feb. 25th approved via email between the Mar and Apr meetings.

Board of Directors Reports:

Chairperson Report: INFORMATION AND TRAINING:

1. Meeting discussions are confidential. 2. Property Owner information is confidential; a board member cannot give out personal information without the property owners permission. 2. A Board Member should not approach a Property Owner in regard to his personal property or account status.
2. Robert's Rule Simplified were distributed to each board member.

Vice Chairman Report: Darla, No Resales

Secretarial Report: Seat #5 is vacant and members encouraged to seek volunteers for both the ACC and POA. PayHOA – edits continue, and reconciliation of past due accounts and paid, vs total number of units. Again, the MAIL option does not meet requirements for receipt of monthly agendas.

Treasurer's Report: Helen reported Monthly expenses and deposits. Account categories will be established to reflect the cost of various PayHOA processes; the MAIL, Lock Box, etc.

Nature Trail/Arroyo Park: Danny, will make introduction to Mowing Contractor for the Arroyo Park, for future, Chair approved the latest mowing. Park mowing is limited to an as need mowing with request and approval.

BUSINESS SESSION:

Unfinished Business: Treasurer reports any invoices submitted for payment that are not part of a contract for approval. Those already approved are: LFBC Mtg. room donation, PEC Lamp -Virginia, Arroyo Park Mowing.

ACC Report: Reporting too late for Agenda, a member would be present to present the ACC requests- NO SHOW. Committee has not been appointed or reappointed due to various situations needing legal advice, like Open Meetings; One advises yes, property owner has a right to have an in-person meeting if desired, Officer elections, the board can appoint all. The ACC began with 5 members, 3 being former POA directors as recommended, however, at expiration there were only 3 members left, only one with past POA/ACC experience. Meetings in person will create a limit to the numbers of those volunteering.

Virginia Partain, Chair/Secretary: Received a request for a review from a denied ACC request for E1 lot 11. Denial just stated due to the deed restriction #'s with out any suggestions or recommendations.

Denied due to materials on an existing shed doesn't match residence. Texas Statute of Limitations on enforcement of a deed restriction violation is 4 years. The second item for denial was a variance set back of 13' and not the 20' per the deed restrictions. Setback back was approved by neighbor, front fencing and trees provided aesthetics.

Motion was made by Helen to Reverse the ACC denial, 2nd by Danny, Motion passed 5-0-0. Documents are being mailed by the POA Secretary to the property owner with hard copies for the property files.

Feedback info from a 2008 lawsuit/counter suit, provides hints of being inconsistent in years past, non enforcement of restriction violations due to inactivity of Boards, change of developers, etc. Thus the 4-year Statute of Limitations was reviewed. Texas Property Owners Association Law 9.7.1

Chair noted that meant the deed violation act, not the deed restriction.

Items from Membership: Property Owner desiring recycling, 911 emergency clarification, another discussion in regard to Airbnb, VRbo vs long term leases. Explained: each had requirements as to how often, how long and how many occupants. A VRbo Owner responsibility would be to inform renter of no use of the Common Areas, owner also responsible for Deed Restrictions and provide contact information to the POA. Both visiting property owners are interested in volunteering on the POA board, will consider awhile longer.

Chair called for other business or questions, stated there being none the meeting was Adjourned at 9:30 P.M.

Virginia Partain, Chair/Secretary
HGE Property Owners Assn., Inc.