

High Gabriel Estates Property Owners Assn. Inc.
HGEPOA BODs Regularly Scheduled Monthly Meeting,
Leander First Baptist Church, 10000 RM 2243, Leander, TX
May 8th, 2023

Forum Format: HGEPOA Membership use of Common Areas Start 8:05 P.M. (does not require a quorum)

Background:

- Chair received Informal (“friendly”) complaint regarding driving over a common area known as LOT 19 (old Tennis Courts)
- Secretary sent email to alleged offender- asking cooperation with compliance of ‘No motorized Vehicles’
- Response ‘why now’, previous owner had used and was assured of use, though signs were posted, lot not being used, didn’t seem to be maintained by POA.
- Another email was sent with reference to documents and explanation of Deed Restrictions for property owners private Property use vs Rules for all Common Area use for all property owners.

Suggestions from Forum:

1. Fencing: Four Foot (4’) post with cabling between. Estimated area across front of Skyview Terrace as 120’, side length not known
2. “No Parking Signs-Vehicles Towed at Owner Expense”, could be posted. Helen took initiative to check out.
3. First step, relocate current signs for better view from Skyview Terrace.

Estimated expense of \$2000.00* was made by Helen for solution, 2nd by Virginia. *Bylaws require 2 bids.

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

BOD Members Absent: Danny Roberts (#1),

Call to Order: A quorum present, the Chairperson called meeting to order at 8:35 PM

OPEN MEETING

Minutes Approval: Chair asked if any questions or concerns on the April Minutes as published. Darla presented some grammar changes to Secretary. Helen made motion to approve with corrections, Veronica 2nd, motion carried 4-0-0.

--An email motion on May 10th to Approve Liability Insurance renewal was made by Chair, 2nd by Darla, approved 3-0-0. Quorum for 5 member board is 3. .

Board of Directors Reports:

Chairperson Report: INFORMATION AND TRAINING:

1. Explained the Liability Insurance Renewal issues with expiration date in immediate future, like May 12th.
2. Virginia contacted the insurance company seeking documents for renewal, discovered Insurance company was sending information to wrong contact. Renewal application with online signatures required, a new form for Rural Water Supply needed information Virginia didn’t have, WSC Manager filled out. Sent all to Agent, who responded with proposal and pricing. WSC did not need to get board approval, POA did (above the \$500 limit).
3. Explained that POA makes and receives contact from many outside sources, Wilco – for road maintenance – must fill out work order, requests only one contact – County Commissioner, CTRMA, Liaison currently Chair
4. Question of Property Owners in reporting information or contact information for renters, who pays liability insurance, and use of Common Areas.

Vice Chairman Report: Darla, reported three resale certificate checks received, delivered to Secretary’s home prior to meeting.

Secretarial Report: Summerlyn property owner made offer to clean and remove invasive plant on N side of River (China Berry Trees) Virginia gave permission with appreciation of offer. Virginia reported the past due and delinquent bills showing more than 100 property owner accounts not paid in PayHOA, indicating the counting is different in new system, will investigate further.

Treasurer's Report: Helen reported Monthly expenses and deposits. Received checks from Secretary. Account categories need to be established to reflect the cost of various PayHOA processes; the MAIL, Lock Box, etc. TBD, Secretary also needs to know what is deposited to bank, and checks written by Treasurer in lieu of Treasurer updating PayHOA.

Nature Trail/Arroyo Park: Danny: Park mowing is limited to an as need mowing with request and approval. Park Mowing: approval for May reported by Danny via email in his absence to Darla. Nature Trail: No visitor requests.

BUSINESS SESSION:

Unfinished Business: Treasurer wrote checks for previously approved invoices those are: LFBC Mtg. room donation, PEC Lamp -Virginia, Arroyo Park Mowing.

ACC Report: Secretary updated -stating waiting response from Attorney

Virginia Partain, Chair/Secretary: Arroyo- suggested contacting executor of will of Development Company to negotiate a deed filing with Wilco. Taxes owing on Arroyo property are \$2500. The POA last year spent \$4300 on maintenance, cleaning bottom debris blocking water flow harboring insects and rodents, trees fallen on edge of road, including two China berry trees, and canopy hanging over road, for safety of those property owners living in close proximity and visitors to Arroyo Park. Secretary would contact executor of estate.

Items from Board Members:

Chair also asked Veronica for help with new software.

Question: Is PayHOA meeting out needs?

Chair called for other business or questions, stating there being none, the meeting was adjourned.

Adjourned at 9:55 P.M.

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